



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 90	0900	01	2,372	113.3860	149.67	355,017	1991	1991	0	0	015.60	84.40	VALUATION BY STANDARD														
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2017												Heated Area: 1987														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2017														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA 04																										
NEIGHBORHOOD/LOC			4021.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,987	100	1993	1,987	251,001																								
FGR	450	55	1993	248	31,328																								
FOP	82	30	1993	25	3,158																								
USP	372	30	1993	112	14,148																								
TOTALS			2,891		2,372	299,634																							
EXTRA FEATURES						96011 NORTH SHORE DR, FERNANDINA BEACH																							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380													
2	0812	CONCRETE C	0	100	0	0	1,545.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,677													
3	0911	SCRN RM A	0	100	26	50	1,300.00	SF	17.50	17.50	100	1991	1991	3	20	4,550													
4	0845	KOOL DECK	0	100	0	0	1,118.00	SF	7.25	7.25	100	1991	1991	3	59.5	4,823													
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1991	1991	3	20	200													
6	0861	POOL GUNIT	0	100	18	28	504.00	SF	85.00	85.00	100	1991	1991	3	20	8,568													
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152													
TOTAL OB/XF 25,350																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000												
REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													

VALUATION SUMMARY

Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE		299,634
TOTAL MARKET OB/XF VALUE		25,350
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		449,984
SOH/AGL Deduction		180,119
ASSESSED VALUE		269,865
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		214,143
TOTAL JUST VALUE		449,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,424

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0027	10/28/2021	QC	U	I	11	100

GRANTOR: GOEBEL MELODY M
GRANTEE: GOEBEL ROBERT LAURA
2078/0866 10/06/2016 WD Q I 01 328,000
GRANTOR: GAMBLE DONALD R & RUT
GRANTEE: GOEBEL ROBERT LAURA

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W50 S6 BAS=[YR=1993] S16 W3 S9 E3 S2 W2 S7
FGR=[YR=1993] S20 E21 N6 FOP=[YR=1993] E9 N6 W2 N4 W7 S10\$
N20 W5 S6 W16 \$E16 N6 E5 S10 E7 S4 E2 S4 E11S3 E11 N16 E1 N7
W1 N26W18 S4 W18 N4 W14\$ E14 S4 E18 N4 E18 N6\$.