LOT 3
NORTH SHORE SUB PB 5/255-256

CHAIRES TRAVIS L & CHRISTINA M
96008 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

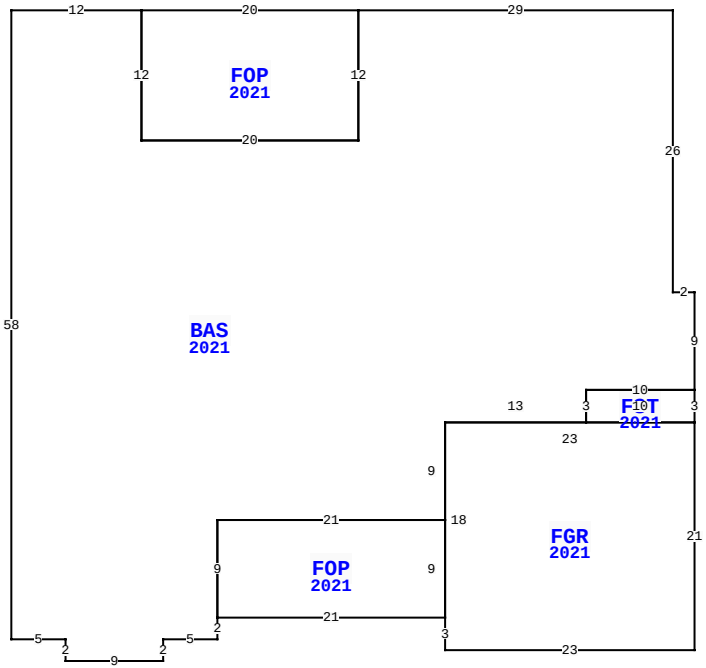
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,659	100	2021	2,659	521,928
FGR	483	55	2021	266	52,213
FOP	189	30	2021	57	11,188
FOP	240	30	2021	72	14,132
FST	30	55	2021	16	3,140
TOTALS	3,601			3,070	602,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,070	125.4880	198.27	608,689	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2659 HX Base Yr 2022



96008 NORTH SHORE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		616,221
TOTAL MARKET OB/XF VALUE		9,630
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		750,851
SOH/AGL Deduction		258,542
ASSESSED VALUE		492,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,587
TOTAL JUST VALUE		750,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		692,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112573	GARAGE	30,768	09/20/2021
C2009396	CO ISSUED	0	05/21/2021
B2009396	NEW CONSTR	349,280	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1615	3/24/2020	WD	Q	V	01	62,000
GRANTOR: HENDRIX BENNY L						
GRANTEE: CHAIRES TRAVIS L &						
1386/0103	2/01/2006	QC	Q	V	01	100
GRANTOR: HENDRIX MELBA JOANN						
GRANTEE: HENDRIX BENNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 FOP=[YR=2021] W20 S12 E20 N12$ S12 W20 N12 W12 S58 E5 S2 E9 N2 E5 N2 FOP=[YR=2021] E21 FGR=[YR=2021] S3 E23 N21 FST=[YR=2021] N3 W10 S3 E10$ W23 S18$ N9 W21 S9 $ N9 E21 N9 E13 N3 E10 N9 W2 N26$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2021	2021	3	99	5,148	
2	0462	ST/AL FNC	0	100	84	0	420.00	SF	10.00	10.00	100	2021	2021	3	93	3,906	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 9,630

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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 01/19/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

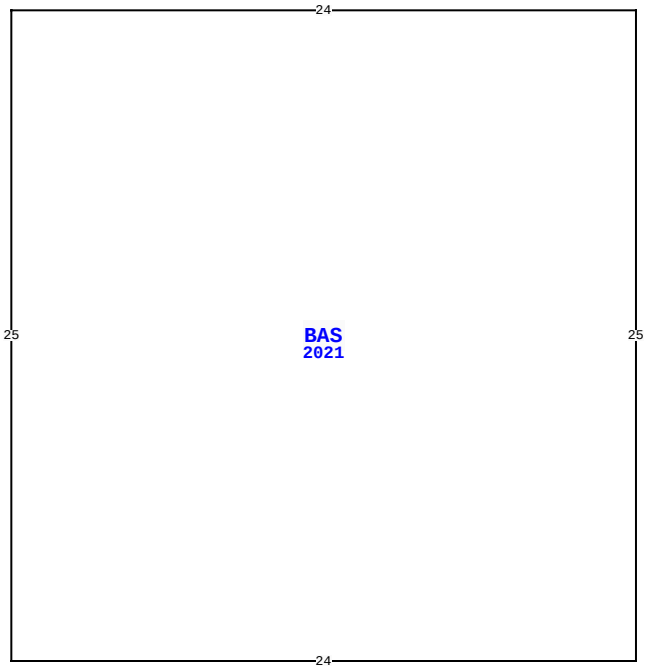
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	13,619
TOTALS	600			600	13,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 600 HX Base Yr 2022



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GRANTEE: HENDRIX BENNY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S25 E24 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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