



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

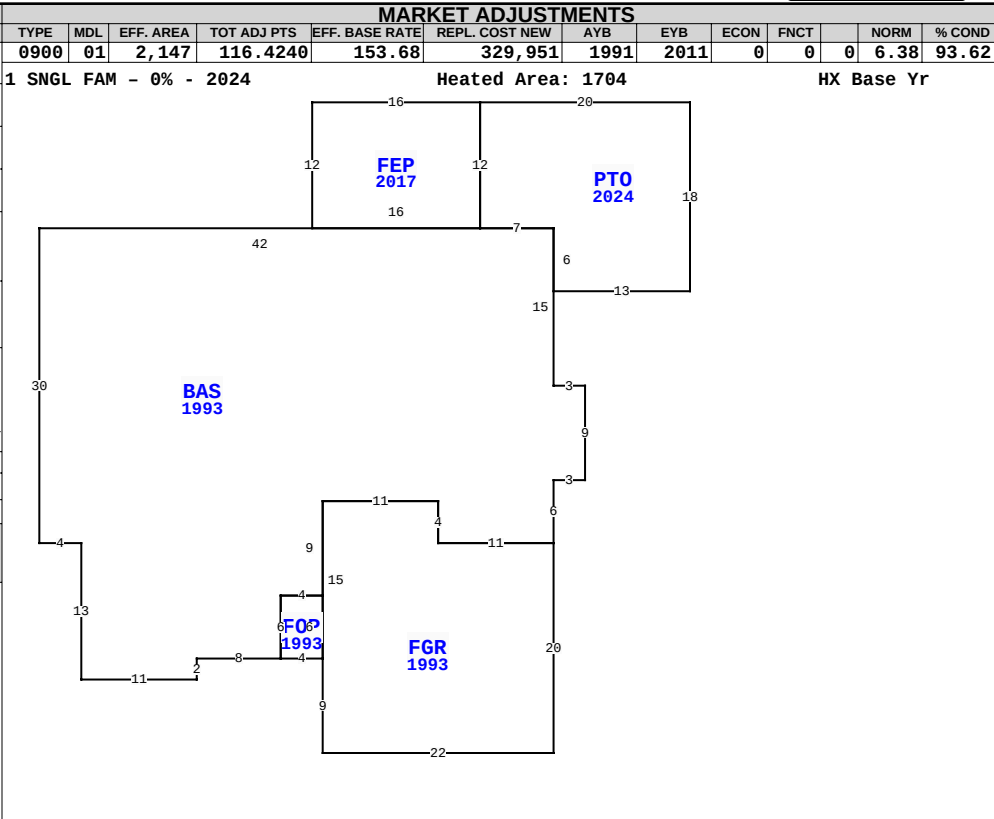
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1993	1,704	245,164
FEP	192	80	2017	154	22,157
FGR	484	55	1993	266	38,271
FOP	24	30	1993	7	1,007
PTO	318	5	2024	16	2,302

TOTALS	2,722			2,147	308,900
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	1,555.00	SF	5.20	5.20
2	0940	SHEDS/PORT	0	0	12	120.00	SF	20.10	20.10
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00



96147 NORTH SHORE DR, FERNANDINA BEACH	BLD DATE	03/24/2008	RK	LGL DATE	05/06/2025	MLU
	XF DATE			LAND DATE		
	INC DATE			AG DATE		

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	0811	CONCRETE B	0	0	0	1,555.00	SF	5.20	5.20	100	1991	1991	3	59.5	4,811	
2	0940	SHEDS/PORT	0	0	12	120.00	SF	20.10	20.10	100	1991	1991	3	20	482	
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

LAND DESCRIPTION										TOTAL OB/XF										7,673	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1				
REVIEW DATE		04/03/2024		BY NWA		Total Acres: 0.00			Total Land Value: 125,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,900	
TOTAL MARKET OB/XF VALUE		7,673	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		441,573	
SOH/AGL Deduction		4,742	
ASSESSED VALUE		436,831	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		436,831	
TOTAL JUST VALUE		441,573	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7200	NEW CONSTR	75,605	05/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/402	10/27/2023	WD	Q	I	01	503,000
GRANTOR:BELCHER STEPHEN R & E						
GRANTEE:ELLIS DALE S & PATR						
2111/0222	3/30/2017	WD	Q	I	02	280,000
GRANTOR:AGONIS HANNA H						
GRANTEE:BELCHER STEPHEN R &						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W3 N15 W7 W42 S30 E4 S13 E11 N2 E8 N6 E4 N9 E11 S4 E11 N6 E3 N9 \$									
FGR=[YR=1993;ORIG=-25,26] S9 E22 N20 W11 N4 W11 S15 \$									
FEP=[YR=2017;ORIG=-10,-15] N12 W16 S12 E16 \$									
FOP=[YR=1993;ORIG=-29,26] E4 N6 W4 S6 \$									
PTO=[YR=2024;ORIG=-10,-27] E20 S18 W13 N6 W7 N12 \$									
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