

LOT 28
IN OR 2482/1670
NORTH SHORE SUB PB 5/255-256

NURNEY TRUST/NURNEY KIMBERLY S TRUSTEE
96069 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5340-0028-0000



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	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
---------	--	----------	----

NEIGHBORHOOD/LOC	4021.00
------------------	---------

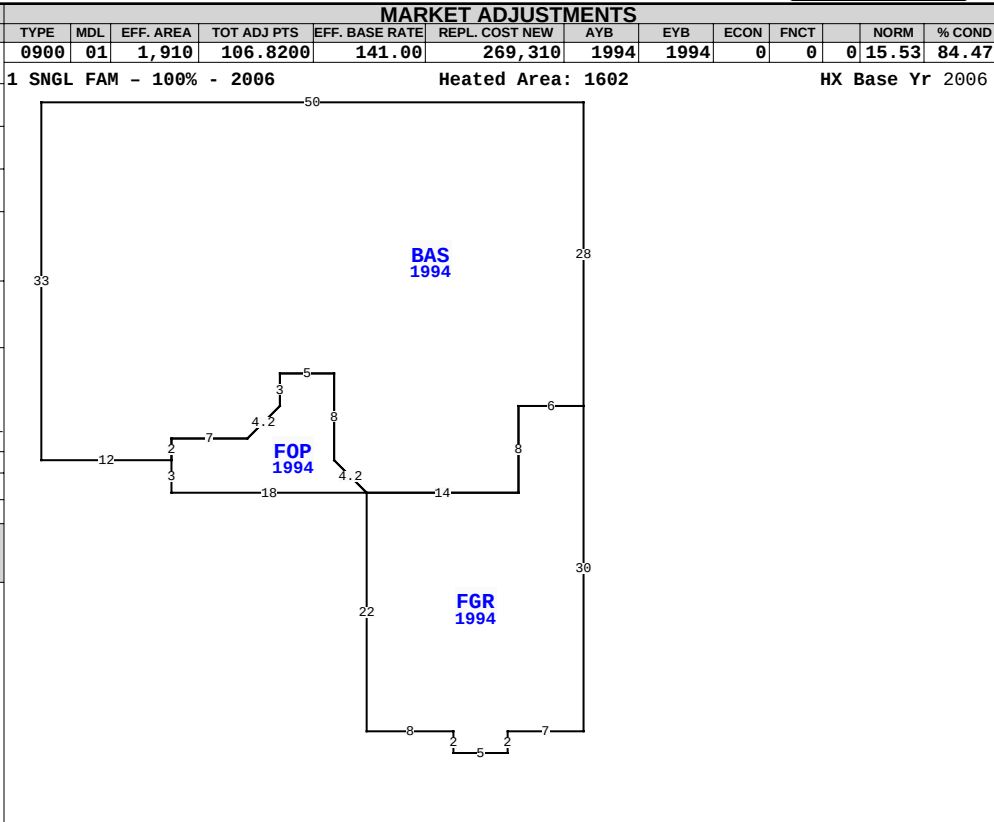
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	1994	1,602	190,803
FGR	498	55	1994	274	32,634
FOP	114	30	1994	34	4,049

TOTALS	2,214			1,910	227,486
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,898.00	SF	4.00
3	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25
4	0861	POOL GUNIT	0	100	14	26	364.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	11/25/2019	BY	KWA
-------------	------------	----	-----



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

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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,898.00	SF	4.00	4.00	100	1994	1994	3	66	5,011	
3	0845	KOOL DECK	0	100	0	0	590.00	SF	7.25	7.25	100	1998	1998	3	73	3,123	
4	0861	POOL GUNIT	0	100	14	26	364.00	SF	85.00	85.00	100	1998	1998	3	20	6,188	

TOTAL OB/XF														16,912			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA					
	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1					

Total Acres:	0.00	Total Land Value:	125,000	Market:	0	Agricultural:	0	Common:	125,000
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,486	
TOTAL MARKET OB/XF VALUE		16,912	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		369,398	
SOH/AGL Deduction		213,741	
ASSESSED VALUE		155,657	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		104,935	
TOTAL JUST VALUE		369,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805252	SWIM POOL	0	08/01/1998
94 0767	H/AC	2,330	09/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/1670	7/28/2021	QC	U	I	11		100
GRANTOR: NURNEY KIMBERLY							
GRANTEE: NURNEY TRUST							
1296/1854	2/22/2005	WD	U	I	23		175,000
GRANTOR: JONES ROGER W							
GRANTEE: NURNEY KIMBERLY							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1994] W50 S33 E12 FOP=[YR=1994] S3 E18 FGR=[YR=1994] S22 E8 S2 E5 N2 E7 N30 W6 S8 W14 \$ U3 L3 N8 W5 S3 D3 L3 W7 S2\$ N2 E7 R3 U3 N3 E5 S8 R3 D3 E14 N8 E6 N28 \$.									