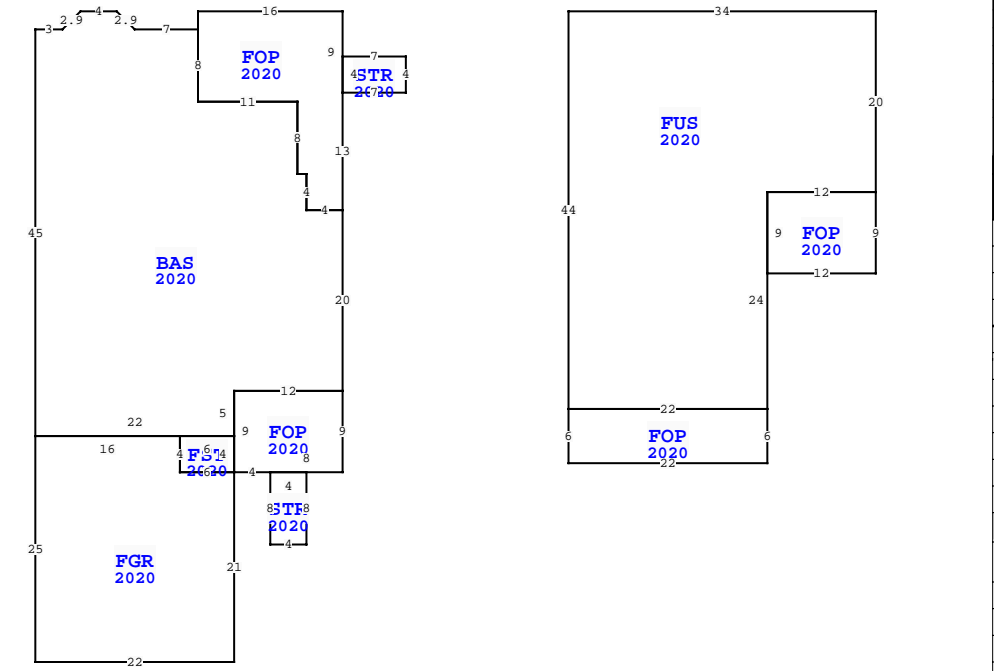


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	2,983	215.2186	340.05	1,014,369	2020	2020	0	0	0	1.75	98.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		996,618	
TOTAL MARKET OB/XF VALUE		25,454	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		1,142,072	
SOH/AGL Deduction		654,331	
ASSESSED VALUE		487,741	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		437,019	
TOTAL JUST VALUE		1,142,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		973,995	



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,298	100
FGR	526	55
FOP	108	30
FOP	108	30
FOP	132	30
FOP	216	30
FST	24	55
FUS	1,208	100
STR	28	10
STR	32	10
TOTALS	3,680	2,983

96450 BAY VIEW DR, FERNANDINA BEACH

BLD DATE	LGL DATE	
XF DATE	LAND DATE	05/07/2025 MLU
INC DATE	AG DATE	

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
1	0855	CONC PAVER	0 100	35	5	175.00	SF	10.00	10.00	100	2020	2020
2	0855	CONC PAVER	0 100	0	0	1,028.00	SF	10.00	10.00	100	2020	2020
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020
4	0409	ELEVATOR R	0 100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808973	CO ISSUED	0	08/14/2020
B1808973	NEW CONSTR	339,400	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1984	11/30/2023	WD Q	Q	I	01	1,250,000

GRANTOR: DAUGHTREY WILLIAM & E  
GRANTEE: COMBS JOHN W & KATH  
2589/0159 9/07/2022 WD Q I 01 1,100,000  
GRANTOR: SKORUPSKI JOSEPH M &  
GRANTEE: DAUGHTREY WILLIAM T

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2020;ORIG=-16,2] W7 U2L2 W4 D2L2 W3 S45 E22 N5 E12 N20 W4 N4 W1 N8 W11 N8 \$												
FUS=[YR=2020;ORIG=25,0] E34 S20 W12 S24 W22 N44 \$												
FGR=[YR=2020;ORIG=-34,47] S25 E22 N21 W6 N4 W16 \$												
FOP=[YR=2020;ORIG=0,0] W16 S2 S8 E11 S8 E1 S4 E4 N13 N9 \$												
FOP=[YR=2020;ORIG=47,44] S6 W22 N6 E22 \$												
FOP=[YR=2020;ORIG=-12,51] E4 E8 N9 W12 S9 \$												
FOP=[YR=2020;ORIG=59,20] S9 W12 N9 E12 \$												
STR=[YR=2020;ORIG=-8,51] S8 E4 N8 W4 \$												
STR=[YR=2020;ORIG=0,9] E7 N4 W7 S4 \$												
FST=[YR=2020;ORIG=-12,51] N4 W6 S4 E6 \$												
PTR=[ORIG=0,0] E25 W25 \$												

LAND DESCRIPTION													TOTAL OB/XF 25,454												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000								