



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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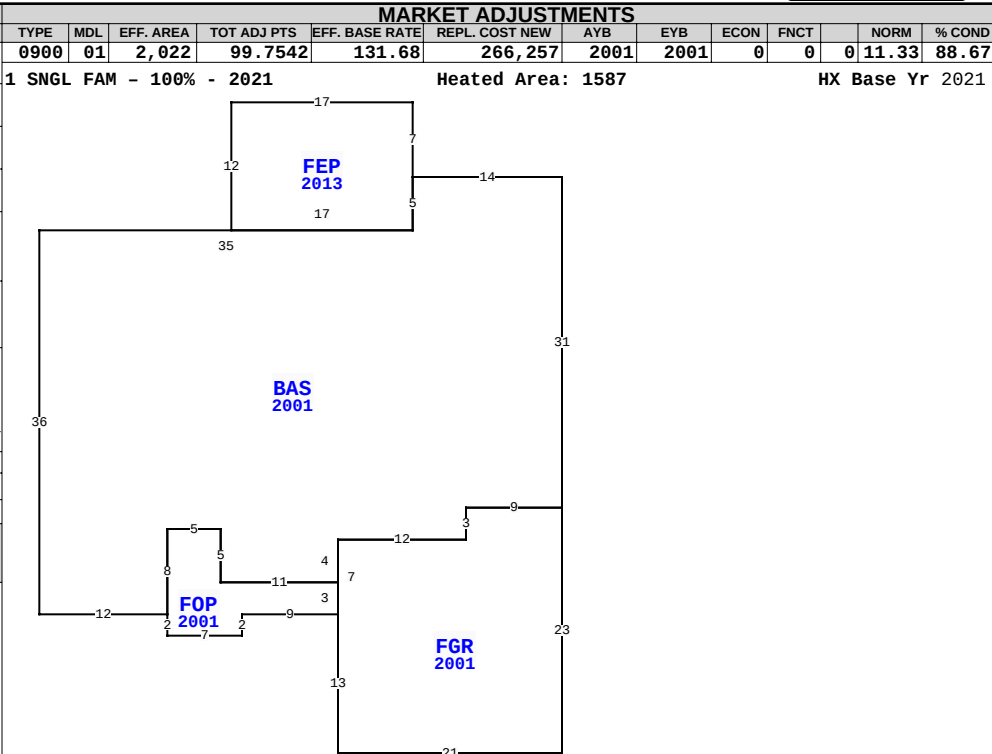
NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	2001	1,587	185,299
FEP	204	80	2013	163	19,032
FGR	447	55	2001	246	28,723
FOP	87	30	2001	26	3,036

TOTALS	2,325			2,022	236,090
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	



97057 MILL POND LN, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	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	100	0	0	720.00	SF	5.20	5.20	100	2001	2001	3	79	2,958	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2001	2001	3	79	462	
3	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	2001	2001	3	79	472	
4	0810	CONCRETE A	0	100	0	0	229.00	SF	6.50	6.50	100	2001	2001	3	79	1,176	

TOTAL OB/XF											
5,068											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
236,090											
TOTAL MARKET OB/XF VALUE											
5,068											
TOTAL LAND VALUE - MARKET											
125,000											
TOTAL MARKET VALUE											
366,158											
SOH/AGL Deduction											
125,657											
ASSESSED VALUE											
240,561											
TOTAL EXEMPTION VALUE											
HX HB 50,722											
BASE TAXABLE VALUE											
189,779											
TOTAL JUST VALUE											
366,158											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
337,445											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005128	REPAIR/RRF	13,709	07/01/2020
B0108679	NEW CONSTR	78,690	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2391/0411	9/10/2020	WD	Q	I	01	260,000	
GRANTOR: PAGE ADAM CURTIS & AM							
GRANTEE: REESE AMY							
1936/0076	9/03/2014	WD	Q	I	01	175,000	
GRANTOR: SARGENT ROBERT A							
GRANTEE: PAGE ADAM CURTIS &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W14FEP=[YR=2013] N7 W17 S12 E17 N5\$ S5 W35 S36 E12 FOP=[YR=2001] S2 E7 N2 E9 FGR=[YR=2001] S13 E21 N23 W9 S3 W12 S7\$ N3 W11 N5 W5 S8\$ N8 E5 S5 E11 N4 E12 N3 E9 N31\$.											