



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2002	2,491	402,223
FGR	552	55	2002	304	49,087
FOP	36	30	2002	11	1,776
FOP	107	30	2002	32	5,167
USP	320	30	2018	96	15,501
TOTALS	3,506			2,934	473,754

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	921.00	SF	6.50	6.50
2	0825	BRICK	0	100	25	375.00	SF	12.50	12.50
3	1076	TRELLIS A	0	100	12	96.00	SF	7.50	7.50
4	1242	WD DECK A	0	100	20	200.00	SF	10.00	10.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	2,934	134.4219	177.44	520,609	2002	2012	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2025 Heated Area: 2491 HX Base Yr 2025												
96070 EYTHAN CT, FERNANDINA BEACH												

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		502,480	
TOTAL MARKET OB/XF VALUE		10,586	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		613,066	
SOH/AGL Deduction		59,502	
ASSESSED VALUE		553,564	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		502,842	
TOTAL JUST VALUE		613,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805059	SCRN ENCLSRE	8,030	07/01/2018
B1632867	26X30FGR	34,812	08/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/492	5/29/2024	WD	Q	I	01	755,000
GRANTOR: SHAFER MATTHEW E & KE						
GRANTEE: COTE GILBERT JOSEPH						
0887/1646	6/14/1999	WD	Q	I	06	30,000
GRANTOR: SCOTT STANLEY V						
GRANTEE: SHAFER MATTHEW E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W17 USP=[YR=2018] N14 W22 S8 W2 S6 E24\$ W2 FOP=[YR=2002] W19 S7 E3 N2 E13 S2 E3 N7 \$ S7 W3 N2 W13 S2 W3 N7 W3 N6 W19 S48 FGR=[YR=2002] S23 E24 N23 W24 \$ E30 FOP=[YR=2002] S3 E8 N3 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E11 N2 E12 N40 \$.									

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	0005	RSF-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000		

COTE GILBERT JOSEPH JR & KELLY MICHELLE
96070 EYTHAN COURT
FERNANDINA BEACH, FL 32034

46-3N-28-5800-0002-0000

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