

VAN DE WATERING PATRICK J & JESSICA/SKINNER FREDER
95027 TWIN LN
FERNANDINA BEACH, FL 32034-6108

46-3N-28-5804-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories Units	2.	2. 100 0 100
Occupancy	00	NONE 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	1997	1,635	259,313
FEP	134	80	2022	107	16,970
FGR	690	55	1997	380	60,268
FOP	873	30	1997	262	41,554
FSP	114	40	2022	46	7,296
FUS	504	100	1997	504	79,935
SFB	400	80	2012	320	50,752

TOTALS	4,350			3,254	516,087
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,254	138.1049	182.30	593,204	1997	1997	0	0	0	13.00

Heated Area: 2459

HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		538,410	
TOTAL MARKET OB/XF VALUE		12,782	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		721,192	
SOH/AGL Deduction		262,036	
ASSESSED VALUE		459,156	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		408,434	
TOTAL JUST VALUE		721,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		595,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115859	GARAGE	41,023	11/06/2021
R1705386	REPAIR/RRF	13,000	08/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2407/0286	11/03/2020	QC	U	I	11	100

GRANTOR: VAN DE WATERING PATRI

GRANTEE: VAN DE WATERING PAT

2312/1016 10/15/2019 WD Q I 02 465,000

GRANTOR: GREGORY JAMES & ANN

GRANTEE: VAN DE WATERING PAT

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W23 S7 FOP=[YR=1997] W3 N4 W6 S4 W21
FEP=[YR=2022] U4 L4 W7 D4 L4 FSP=[YR=2022] W19 S6
BAS=[YR=1997] S25 E5 S7 E1 S1 E42 N2 R2 U2 N6 L2 U2 N11
E6 N10 W10 U2 L2 W6 D2 L2 W34\$ E19 N6\$ S6 E15 N6\$ S6 U2
R2 E6 D2 R2 E10 S10 W6 S11 R2 D2 S6 D2 L2 S2 W42 N1 W1
N7 W5 S14 E24 S4 E6 N4 E24N24 E2 S4E6 N4 E2 N21\$S23 E23 N30\$
PTR=E15 FUS=[YR=1997] E42 S12 W42 N12\$ W15\$ PTR=N15
SFB=[YR=2012] N25 E16 S25 W16\$ S15\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

TOTAL OB/XF

12,782

REVIEW DATE

03/28/2022

BY

DJ

Total Acres: 2.00

Total Land Value: 170,000

Market: 0

Agricultural: 0

Common: 170,000

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