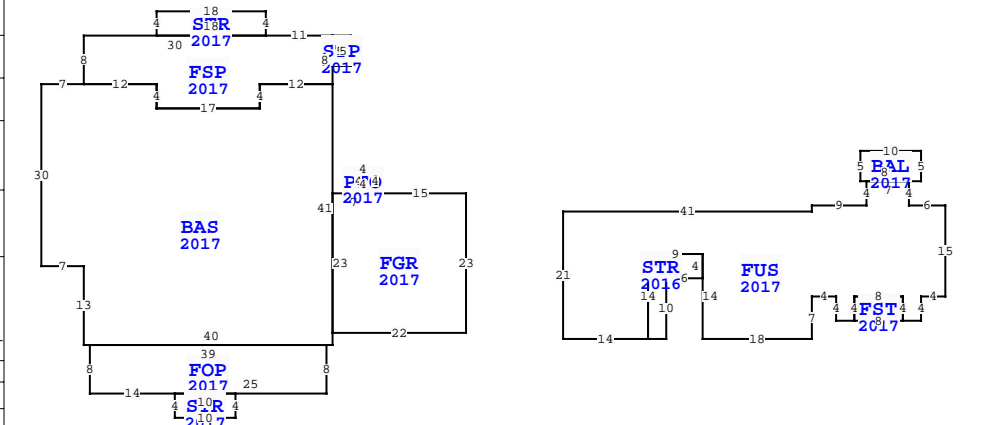


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,599	135.4320	213.98	770,114	2017	2017	0	0	3.00	97.00

1 SFR CUST - 100% - 2025 Heated Area: 3022 HX Base Yr 2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	2017	8	1,661
BAS	1,905	100	2017	1,905	395,403
FGR	506	55	2017	278	57,701
FOP	312	30	2017	94	19,511
FSP	396	40	2017	158	32,795
FST	32	55	2017	18	3,736
FUS	1,117	100	2017	1,117	231,846
PTO	16	5	2017	1	208
STP	15	10	2017	2	415
STR	66	10	2016	7	1,453
<b>TOTALS</b>	<b>4,527</b>			<b>3,599</b>	<b>747,011</b>

\*\* This building has 12 Sub-Areas

96141 SOAP CREEK DR, FERNANDINA BEACH

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	1,337.00	SF	5.20	5.20	100	2017	2017	3	96	6,674	
3	0825	BRICK	0	100	0	0	358.00	SF	12.50	12.50	100	2017	2017	3	99	4,430	
4	0855	CONC PAVER	0	100	17	17	289.00	SF	10.00	10.00	100	2017	2017	3	96	2,774	
5	0462	ST/AL FNC	0	100	168	0	672.00	SF	10.00	10.00	100	2017	2017	3	81	5,443	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

TOTAL OB/XF 21,801

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			747,011
TOTAL MARKET OB/XF VALUE			21,801
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			911,312
SOH/AGL Deduction			0
ASSESSED VALUE			911,312
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			860,590
TOTAL JUST VALUE			911,312
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			874,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531094	NEW CONSTR	396,514	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1467	8/23/2024	QC	U	I	11	100

GRANTOR: DIJON ALAIN M & MICHE  
GRANTEE: DIJON LAURENT  
2644/18 5/25/2023 WD Q I 01 1,075,000  
GRANTOR: PANDE LORRIE JANE  
GRANTEE: DIJON ALAIN MARIE &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES
STP=[YR=2017] W3 FSP=[YR=2017] W11 STR=[YR=2017] N4 W18 S4 E18\$ W30 S8 BAS=[YR=2017] W7 S30 E7 S13 E1 FOP=[YR=2017] S8 E14 STR=[YR=2017] S4 E10 N4 W10\$ E25 N8 W39\$ E40 N2 FGR=[YR=2017] E22 N23 W15 PTO=[YR=2017] N4 W4 S4 E4\$ W7 S23\$ N41 W12 S4 W17 N4 W12\$ E12 S4 E17 N4 E12 N8\$ S5 E3 N5\$ PTR=S50 E35 FUS=[YR=2017] E14 STR=[YR=2016] E3 N10 E6 N4 W9 S14\$ N14 E9 S14 E18 N7 E4 S4 E3 FST=[YR=2017] E8 N4 W8 S4\$ N4 E8 S4 E3 N4 E4 N15 W6 N4 BAL=[YR=2017] E2 N5 W10 S5 E8\$ W7 S4 W9 S1 W41 S21\$ W35 N50\$.

BUILDING DIMENSIONS	
STP=[YR=2017] W3 FSP=[YR=2017] W11 STR=[YR=2017] N4 W18 S4 E18\$ W30 S8 BAS=[YR=2017] W7 S30 E7 S13 E1 FOP=[YR=2017] S8 E14 STR=[YR=2017] S4 E10 N4 W10\$ E25 N8 W39\$ E40 N2 FGR=[YR=2017] E22 N23 W15 PTO=[YR=2017] N4 W4 S4 E4\$ W7 S23\$ N41 W12 S4 W17 N4 W12\$ E12 S4 E17 N4 E12 N8\$ S5 E3 N5\$ PTR=S50 E35 FUS=[YR=2017] E14 STR=[YR=2016] E3 N10 E6 N4 W9 S14\$ N14 E9 S14 E18 N7 E4 S4 E3 FST=[YR=2017] E8 N4 W8 S4\$ N4 E8 S4 E3 N4 E4 N15 W6 N4 BAL=[YR=2017] E2 N5 W10 S5 E8\$ W7 S4 W9 S1 W41 S21\$ W35 N50\$.	