

LOT 1
IN OR 1343/1670
WOODLAND OAKS PB 6/302

TRIBOU THOMAS R JR & AMANDA D
96020 THERON COURT
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6350-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

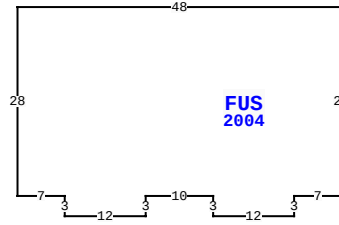
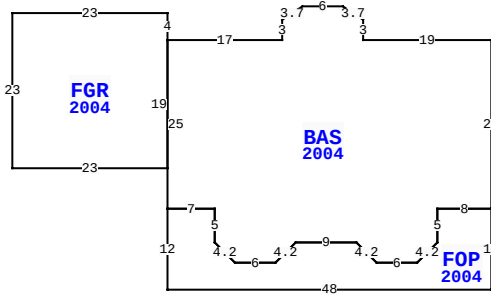
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	2004	1,473	185,005
FGR	529	55	2004	291	36,548
FOP	357	30	2004	107	13,439
FUS	1,416	100	2004	1,416	177,846
TOTALS	3,775			3,287	412,838

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,866.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	259.00	SF	10.00
4	0855	CONC PAVER	0	100	24	4	96.00	SF	10.00
5	0825	BRICK	0	100	8	2	16.00	SF	12.50
6	0855	CONC PAVER	0	100	0	0	764.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	292.00	SF	15.00

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	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,287	105.7770	139.63	458,964	2004	2004	0	0	10.05	89.95
1 SNGL FAM - 100% - 2005											
Heated Area: 2889											
HX Base Yr 2005											



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
412,838									
TOTAL MARKET OB/XF VALUE									
35,073									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
572,911									
SOH/AGL Deduction									
306,186									
ASSESSED VALUE									
266,725									
TOTAL EXEMPTION VALUE									
50,722									
BASE TAXABLE VALUE									
216,003									
TOTAL JUST VALUE									
572,911									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
508,641									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003904	H/AC	0	05/01/2020
B0311396	NEW CONSTR	256,000	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1343/1670	8/22/2005	QC	Q	I	06	99,100	
GRANTOR: HENDRIX AMANDA D & SY							
GRANTEE: TRIBOU THOMAS R JR							
1139/0515	5/22/2003	WD	Q	V		44,000	
GRANTOR: CLAXTON EDWARD & CHRI							
GRANTEE: HENDRIX AMANDA D &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W19 N3 U2 L3 W6 D2 L3 S3 W17 FGR=[YR=2004] N4 W23 S23 E23 N19\$ S25 FOP=[YR=2004] S12 E48 N12 W8 S5 D3 L3 W6 U3 L3 W9 D3 L3 W6 U3 L3 N5 W7\$ E7 S5 D3 R3 E6 U3 R3 E9 D3 R3 E6 U3 R3 N5 E8 N25\$ PTR=E15 FUS=[YR=2004] E48 S28 W7 S3 W12 N3 W10 S3 W12 N3 W7 N28\$ W15\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
35,073									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00