LOT 4
IN OR 2137/37
WOODLAND OAKS PB 6/302

KELLER CHRISTOPHER E & AUDRA J
96105 THERON CT
FERNANDINA BEACH, FL 32034

2025

46-3N-28-6350-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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	03	Quality Level 03

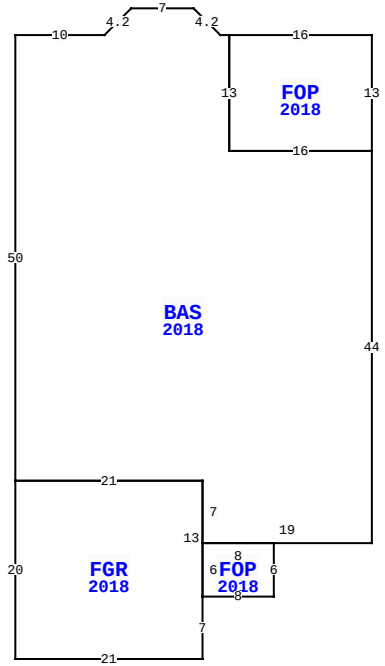
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	2018	1,955	341,769
FGR	420	55	2018	231	40,383
FOP	48	30	2018	14	2,447
FOP	208	30	2018	62	10,839
TOTALS	2,631			2,262	395,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,262	113.4840	179.30	405,577	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1955 HX Base Yr 2019



96105 THERON CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,438
TOTAL MARKET OB/XF VALUE		52,612
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		573,050
SOH/AGL Deduction		235,648
ASSESSED VALUE		337,402
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,680
TOTAL JUST VALUE		573,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002375	SWIM POOL	83,000	02/22/2023
C1709810	CO ISSUED	0	03/21/2018
B1709810	NEW CONSTR	246,503	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2137/0037	8/01/2017	WD	Q	V	01	59,000
GRANTOR: SANDERS DAVID B & REG						
GRANTEE: KELLER CHRISTOPHER						
1256/0926	9/01/2004	WD	Q	V		70,000
GRANTOR: CLAXTON EDWARD & CHRI						
GRANTEE: SANDERS DAVID B & R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N44 W16 N13$ S13 E16 N13$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2018	2018	3	97	437	
2	0855	CONC PAVER	0	100	0	0	1,097.00	SF	10.00	10.00	100	2018	2018	3	97	10,641	
3	0861	POOL GUNIT	1	100	0	0	380.00	SF	85.00	85.00	100	2023	2023		98	31,654	
4	0855	CONC PAVER	1	100	0	0	794.00	SF	10.00	10.00	100	2023	2023		100	7,940	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 52,612

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 09/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS