LOT 3
IN OR 1240/271
CHELSEA SUB PB 3/5 ABANDONED

HARVEY SUSAN
96947 BUCCANEER TRAIL
FERNANDINA BEACH, FL 32034-5358

2026

00-00-30-0180-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

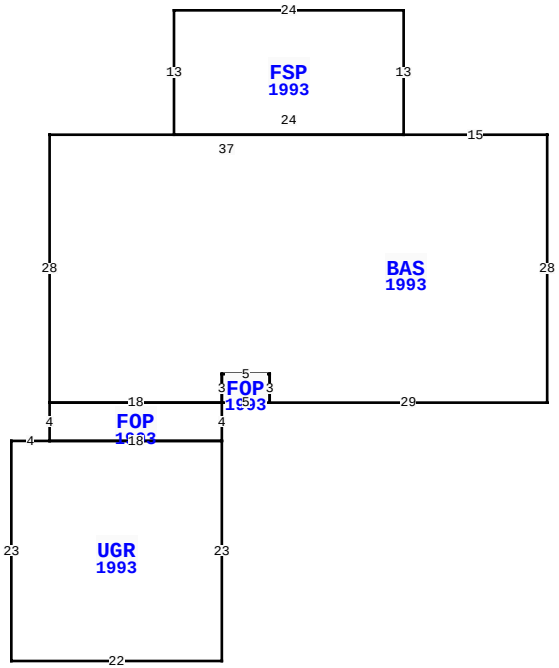
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1993	1,441	132,770
FOP	15	30	1993	4	369
FOP	72	30	1993	22	2,027
FSP	312	40	1993	125	11,517
UGR	506	45	1993	228	21,007
TOTALS	2,346			1,820	167,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	108.0000	113.40	206,388	1979	1979	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2008 Heated Area: 1441 HX Base Yr 2008



96947 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		167,690
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		467,690
SOH/AGL Deduction		263,092
ASSESSED VALUE		204,598
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		148,187
TOTAL JUST VALUE		467,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8795	REPAIR/RRF	1,400	03/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/0271	6/23/2004	WD	Q	I		181,000
GRANTOR: RAY MARGARET						
GRANTEE: HARVEY DONALD F & S						
0298/0281	8/01/1979	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N13 W24S13 E24$ W37 S28
FOP=[YR=1993] S4 UGR=[YR=1993] W4 S23 E22 N23 W18 $ E18 N4
W18$ E18 FOP=[YR=1993] E5 N3 W5S3$ N3 E5 S3 E29 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS