



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1993	1,672	246,246
FGR	360	55	1993	198	29,161
FGR	375	55	1998	206	30,339
FOP	30	30	1998	9	1,326

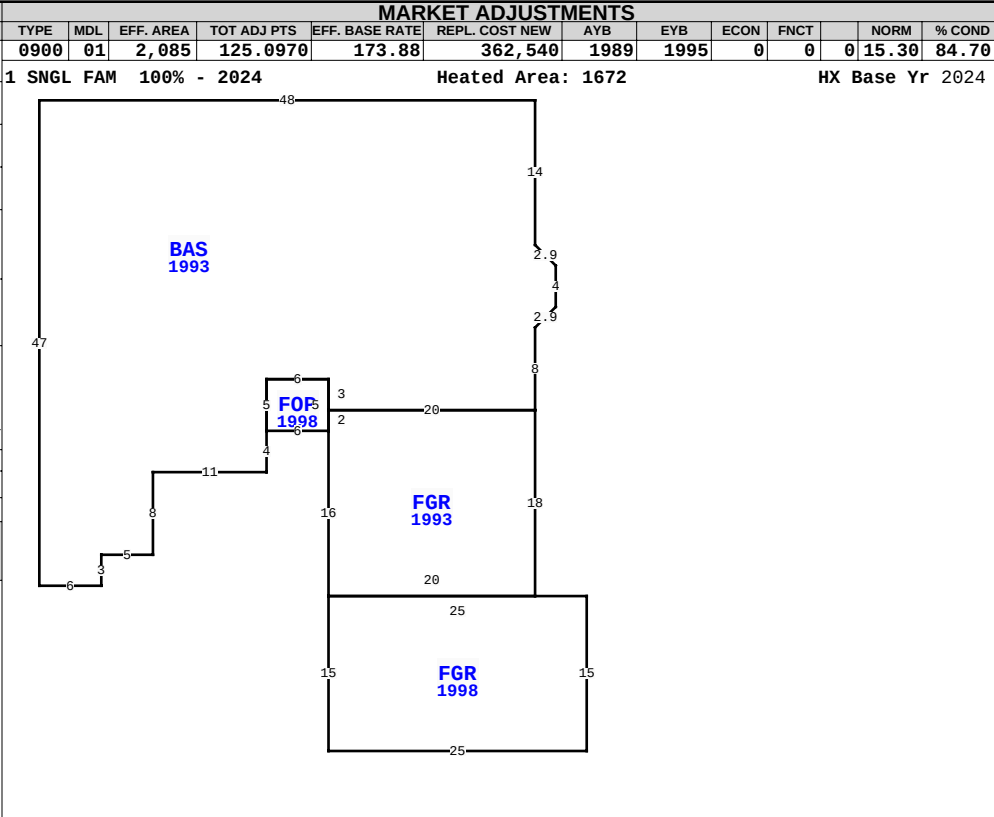
TOTALS	2,437			2,085	307,071
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
4	0912	SCRN RM G	0	100	0	0	32.00	SF	21.00	21.00	100	1998	1998	3	20	134	
5	0351	CARPORT MT	0	100	10	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



2064 NEPTUNE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF																	2,928
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
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		307,071
TOTAL MARKET OB/XF VALUE		2,928
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		514,999
SOH/AGL Deduction		47,635
ASSESSED VALUE		467,364
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		410,953
TOTAL JUST VALUE		514,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E984816	GARAGE	0	06/01/1998
B0970436	ADDITION	2,400	11/20/1997
2892	H/AC	1,900	01/24/1989
5419	NEW CONSTR	60,088	01/09/1989
5625	NEW CONSTR	1,600	01/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2686/24	11/03/2023	QC	U	I	11	100
GRANTOR: SORUM EMMY LOU LIVING						
GRANTEE: SORUM PATRICIA LYNN						
1134/0813	5/02/2003	QC	U	I	18	100
GRANTOR: SORUM EMMY LOU L/E						
GRANTEE: SORUM EMMY LOU TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S47 E6 N3 E5 N8 E11 N4 FOP=[YR=1998] E6
FGR=[YR=1993] S16 FGR=[YR=1998] S15 E25 N15 W25 \$ E20 N18 W20
S2\$ N5 W6 S5 \$ N5 E6 S3 E20 N8 R2 U2 N4 L2 U2 N14 \$.