LOT 21
OAK CREST #2 PB 5/204

DOTSON CASEY ALLEN
2065 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

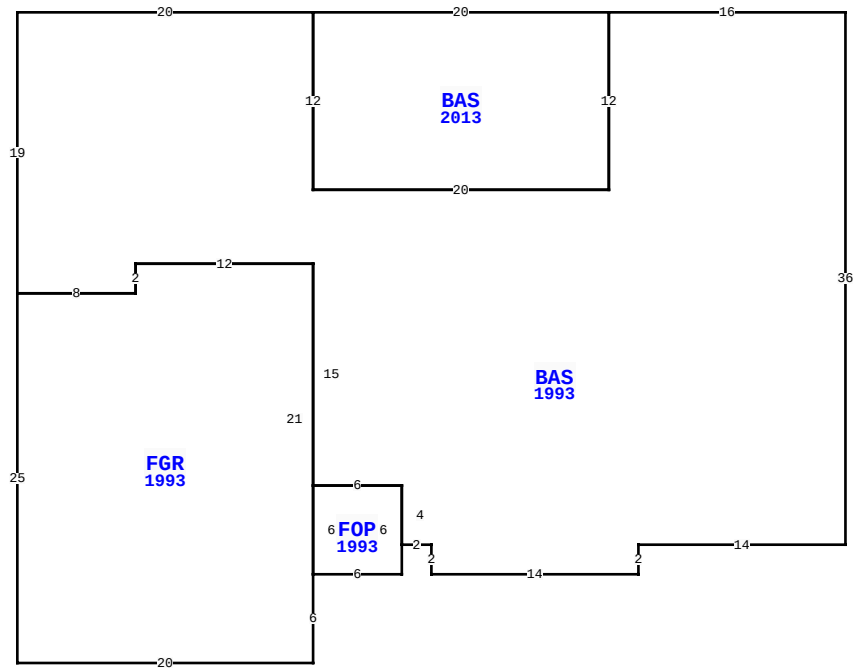
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1993	1,416	216,590
BAS	240	100	2013	240	36,710
FGR	524	55	1993	288	44,052
FOP	36	30	1993	11	1,683
TOTALS	2,216			1,955	299,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	128.7034	178.90	349,750	1989	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2023 Heated Area: 1656 HX Base Yr 2023



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

2065 NEPTUNE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		299,036
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		504,876
SOH/AGL Deduction		93,251
ASSESSED VALUE		411,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		360,214
TOTAL JUST VALUE		504,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108458	XFOB	3,500	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1752	8/09/2022	WD	U	I	11	100
GRANTOR: DOTSON JERRY R & KARE						
GRANTEE: DOTSON CASEY ALLEN						
0762/1928	6/13/1996	WD	Q	I	06	100
GRANTOR: DOTSON KAREN L F/K/A						
GRANTEE: DOTSON JERRY R & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2013] W20 S12 E20 N12 $ S12 W20 N12 W20 S19 FGR=[YR=1993] S25 E20 N6 FOP=[YR=1993] E6 N6 W6 S6 $ N21 W12 S2 W8 $ E8 N2 E12 S15 E6 S4 E2 S2 E14 N2 E14 N36 $.

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
2	0940	SHEDS/PORT	0	100	0	0	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS