LOT 2 (EX W1.1 FT)
IN OR 1333/159 &
W1.1 FT OF LOT 3

BOTTS WILLIAM M & LADY WYTHE
PO BOX 16209
FERNANDINA BEACH, FL 32035-3118

2026

00-00-30-2060-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

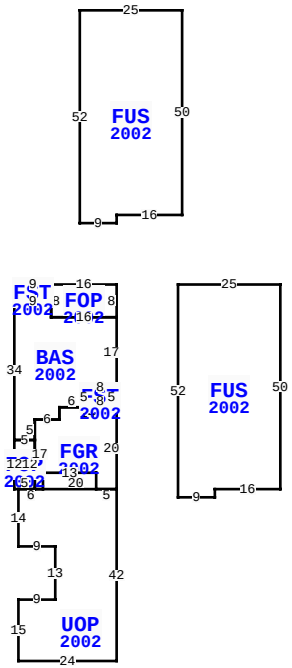
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100	2002	604	78,663
FGR	382	55	2002	210	27,350
FOP	60	30	2002	18	2,344
FOP	128	30	2002	38	4,949
FST	36	55	2002	20	2,605
FST	40	55	2002	22	2,866
FUS	1,268	100	2002	1,268	165,140
FUS	1,268	100	2002	1,268	165,140
UOP	943	20	2002	189	24,615
TOTALS	4,729			3,637	473,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,637	140.1480	147.16	535,221	2002	2002	0	0	0	11.50	88.50

1 TOWNHOUSE 100% - 2003 Heated Area: 3140 HX Base Yr 2003



95031 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		473,671
TOTAL MARKET OB/XF VALUE		11,579
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,135,250
SOH/AGL Deduction		604,137
ASSESSED VALUE		531,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		479,702
TOTAL JUST VALUE		1,135,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		990,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18736	OTHER	2,000	10/01/2006
B18736	REMODEL	2,000	10/01/2006
B0310783	REMODEL	18,346	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0160	7/13/2005	QC	Q	V	01	100
GRANTOR: BOTTS WILLIAM M & LAD						
GRANTEE: BOTTS WILLIAM M & L						
1333/0159	7/13/2005	QC	Q	I	01	100
GRANTOR: BOTTS WILLIAM M & LAD						
GRANTEE: BOTTS WILLIAM M & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W16 FST=[YR=2002] W9 S4 BAS=[YR=2002] S34 FOP=[YR=2002] S12 E5 FGR=[YR=2002] E20 N20 FST=[YR=2002] N5 W8 S5 E8 $ W14 S3 W6 S17 $ N12 W5 $ E5 N5 E6 N3 E6 N5 E8 N17 W16 N4 W9 $ E9 N4 $ S8 E16 N8 $ PTR= E15 FUS=[YR=2002] E25 S50 W16 S2 W9 N52 $ W15 $ PTR= N15 FUS=[YR=2002] N2 E16 N50 W25 S52 E9 $ S15 $ PTR= S50 UOP=[YR=2002] S42 W24 N15 E9 N13 W9 N14 E6 N4 E13 S4 E5 $ N50 $.

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
4	1126	CB/STC 8"	0	100	0	0	153.00	SF	8.00	8.00	100	2002	2002	3	79	967	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
15	1076	TRELLIS A	0	100	0	0	96.00	SF	7.50	7.50	100	2009	2009	3	85	612	

LAND DESCRIPTION

TOTAL OB/XF 11,579

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	UT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS