LOT 5
SURF UNIT TWO-REPLAT PBK 8/269

GOPHER TORTOISE HOMES LLC
4812 SPOTTED HORSE DR
COLORADO SPRINGS, CO 80923

2026

00-00-31-1742-0005-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

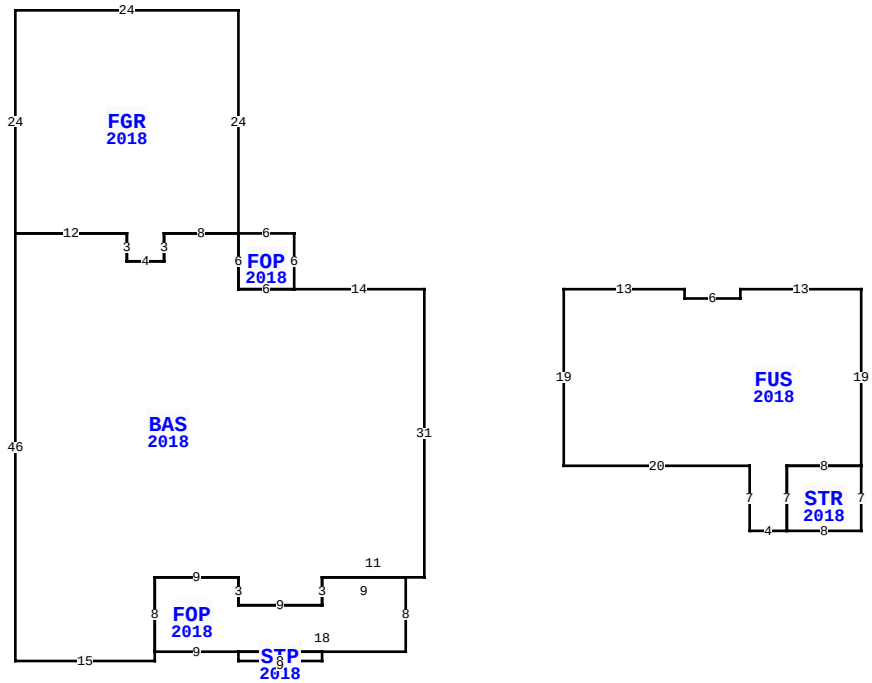
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2018	1,658	296,788
FGR	588	55	2018	323	57,818
FOP	36	30	2018	11	1,969
FOP	189	30	2018	57	10,203
FUS	630	100	2018	630	112,772
STP	9	10	2018	1	179
STR	56	10	2018	6	1,074
TOTALS	3,166			2,686	480,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,686	111.1680	184.54	495,674	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 0 Heated Area: 2288 HX Base Yr



3260 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	480,804
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	385,000
TOTAL MARKET VALUE	865,804
SOH/AGL Deduction	0
ASSESSED VALUE	865,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	865,804
TOTAL JUST VALUE	865,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	815,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173081	CO ISSUED	0	09/12/2018
20173081	NEW CONSTR	297,195	10/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0633	3/24/2021	QC	U	I	11	100
GRANTOR: REYNOLDS DEBORAH J &						
GRANTEE: GOPHER TORTOISE HOM						
2282/0539	6/12/2019	WD	Q	I	01	625,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: BARR MICHAEL & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N6 W6 FGR=[YR=2018] N24 W24 S24 E12 S3 E4 N3 E8$ S6 E6$ W6 N6 W8 S3 W4 N3 W12 S46 E15 N1 FOP=[YR=2018] E9 STP=[YR=2018] S1 E9 N1 W9$ E18 N8 W9 S3 W9 N3 W9 S8$ N8 E9 S3 E9 N3 E11 N31$ PTR=E15 FUS=[YR=2018] E13 S1 E6 N1 E13 S19 STR=[YR=2018] S7 W8 N7 E8$ W8 S7W4 N7 W20 N19$ W15 $.

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	0		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	385,000.00	385,000.00	385,000							

REVIEW DATE 04/10/2024 BY DJA Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS