

GOYETTE HELENE M
96002 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 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		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	2005	1,682	218,063
FGR	380	55	2005	209	27,095
FOP	36	30	2005	11	1,427
FSP	200	40	2005	80	10,372
TOTALS 2,298 1,982 256,956					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,982	103.6350	144.05	285,507	2005	2005	0	0	0	10.00	90.00
1 SNGL FAM 100% - 2018 Heated Area: 1682 HX Base Yr 2018												

Diagram labels:
- BAS 2005
- FSP 2005
- FGR 2005
Dimensions: 16, 2, 25, 8, 25, 32, 56, 15, 6, 6, 20, 19, 20, 13, 8, 6.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		256,956	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		365,001	
SOH/AGL Deduction		138,599	
ASSESSED VALUE		226,402	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		169,991	
TOTAL JUST VALUE		365,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,573	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0783	11/05/2018	TD	U	I	11	100

GRANTOR: GOYETTE LIVING TRUST

GRANTEE: GOYETTE HELENE M

1582/0742	8/26/2008	WD	Q	I	01	100
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GRANTOR: CARTER HELENE TRUSTEE

GRANTEE: GOYETTE ARTHUR R &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W25 BAS=[YR=2005] N2 W16 S56 E15 N8
FOP=[YR=2005] E6 FGR=[YR=2005] S13 E20 N19 W20 S6\$ N6 W6 S6\$
N6 E26 N32 W25 N8\$ S8 E25 N8\$.

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	2005	2005	3	87	3,045

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

TOTAL OB/XF

3,045

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS