



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

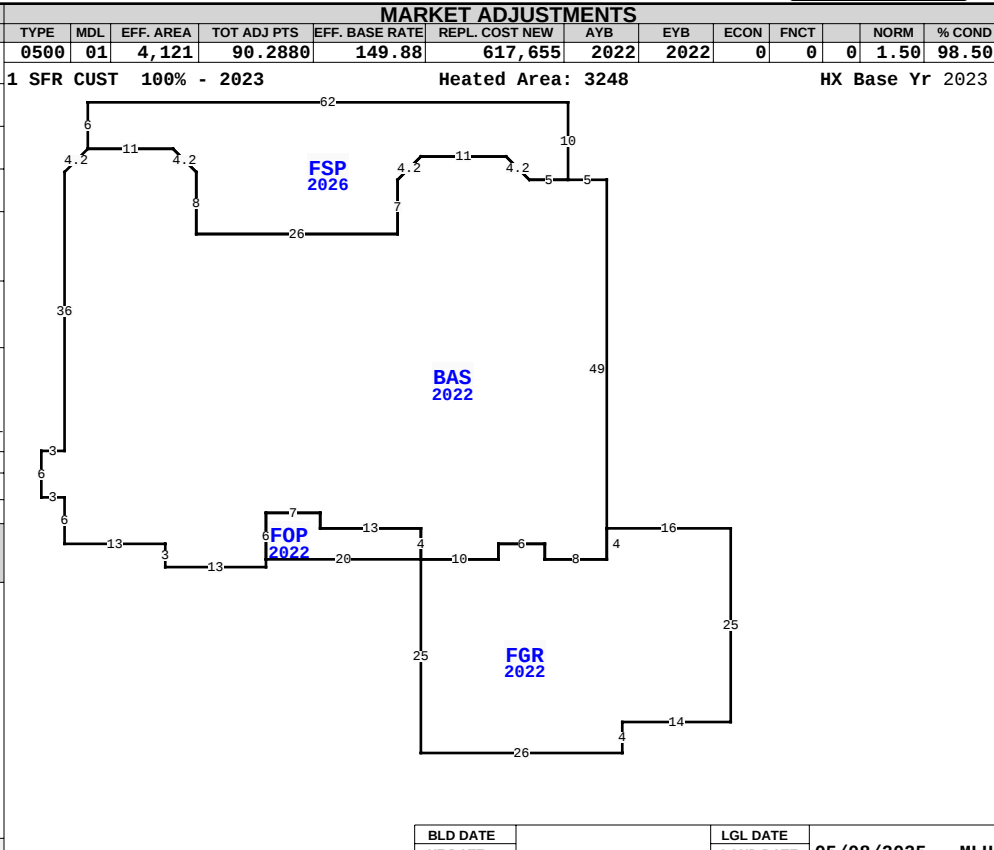
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4042.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,248	100	2022	3,248	479,508
FGR	1,020	55	2022	561	82,822
FOP	94	30	2022	28	4,134
FSP	709	40	2026	284	41,928

TOTALS	5,071			4,121	608,390
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0912	SCRN RM G	0	100	42	16	672.00	SF	21.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



95008 LANTANA CT, FERNANDINA BEACH									
TOTAL OB/XF 56,092									

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					608,390				
TOTAL MARKET OB/XF VALUE					56,092				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					864,482				
SOH/AGL Deduction					57,193				
ASSESSED VALUE					807,289				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					755,878				
TOTAL JUST VALUE					864,482				
NCON VALUE					83,138				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					818,798				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250007178	POOL RESI	95,000	07/01/2025
B250005468	NW RES SCN	23,700	05/20/2025
B2105661	NEW CONSTR	500,602	05/04/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2734/677	8/26/2024	LE	U	I	11	100			
GRANTOR: KOHLER CHRISTOPHER C									
GRANTEE: KOHLER FAMILY LIVIN									
2411/0671	11/20/2020	SW	Q	V	01	135,000			
GRANTOR: AKEL FRED A & KIBBEE									
GRANTEE: KOHLER CHRISTOPHER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W5 W5 U3L3 W11 D3L3 S7 W26 N8 U3L3 W11 D3L3 S36 W3 S6 E3 S6 E13 S3 E13 N1 N6 E7 S2 E13 S4 E10 N2 E6 S2 E8 N49 \$									
FGR=[YR=2022;ORIG=-24,49] S25 E26 N4 E14 N25 W16 S4 W8 N2 W6 S2 W10 \$									
FOP=[YR=2022;ORIG=-44,49] E20 N4 W13 N2 W7 S6 \$									
FSP=[YR=2026;ORIG=-67,-4] E11 D3R3 S8 E26 N7 U3R3 E11 D3R3 E5 N10 W62 S6 \$									