LOT 57
IN OR 1821/1102
ESMT OR 1769/566

BRANDT WALTER J & JASMINE
95033 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0057-0000

BUILDING CHARACTERISTICS

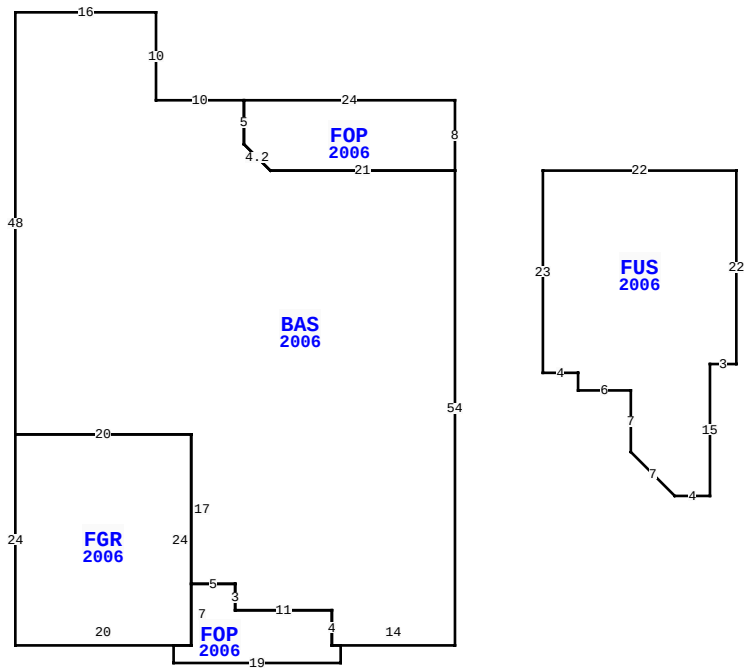
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,514	100	2006	2,514	329,372
FGR	480	55	2006	264	34,588
FOP	117	30	2006	35	4,586
FOP	188	30	2006	56	7,337
FUS	629	100	2006	629	82,409
TOTALS	3,928			3,498	458,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,498	104.7052	145.54	509,099	2006	2006	0	0	0	9.98	90.02

1 SNGL FAM 100% - 2014 Heated Area: 3143 HX Base Yr 2014



95033 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,291
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		581,371
SOH/AGL Deduction		253,423
ASSESSED VALUE		327,948
TOTAL EXEMPTION VALUE	VP HX HB VX	273,641
BASE TAXABLE VALUE		54,307
TOTAL JUST VALUE		581,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16694	NEW CONSTR	1,950	02/01/2006
M10889	H/AC	0	01/01/2006
P10324	NEW CONSTR	0	11/01/2005
C16294	CO ISSUED	300,000	10/01/2005
R08380	REPAIR/RRF	7,000	10/01/2005
B16294	NEW CONSTR	300,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						
1821/1102	10/17/2012	WD	Q	I	02	204,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BRANDT WALTER J & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W24 BAS=[YR=2006] W10N10W16 S48 FGR=[YR=2006] S24E20N24W20$E20 S17FOP=[YR=2006] S7W2S2E19N2W1N4W11 N3W5$E5S3E11S4E14N54W21 U3 L3 N5$ S5 D3 R3 E21N8$ PTR=S8E10 FUS=[YR=2006] E22S22W3S15W4 U5 L5 N7 W6 N2W4N23$ W10N8$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS