



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	1993	2,030	195,527
FGR	576	55	1993	317	30,533
FOP	24	30	1993	7	674
USP	240	30	2012	72	6,935
TOTALS	2,870			2,426	233,669

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	1242	WD DECK A	0 100	0	0	204.00	SF	10.00	10.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
6	0510	GARAGE WD-	0 100	21	21	441.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	0.84

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,426	105.7420	111.03	269,359	1992	1998		0	0	13.25	86.75
1 SINGLE FAM 100% - 2001 Heated Area: 2030 HX Base Yr 2001												
95025 LOUSHELTONY RD, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF												
48,375												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,669	
TOTAL MARKET OB/XF VALUE		48,375	
TOTAL LAND VALUE - MARKET		100,800	
TOTAL MARKET VALUE		382,844	
SOH/AGL Deduction		216,495	
ASSESSED VALUE		166,349	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		114,938	
TOTAL JUST VALUE		382,844	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003861	REPAIR/RRF	20,000	05/01/2020
B93-0332	GARAGE	10,392	06/01/1993
B93-086	SWIM POOL	10,000	05/01/1993
8049	NEW CONSTR	75,953	05/01/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2866/1876	5/04/2026	WD	Q	I	01	300,000
GRANTOR: BENNETT TIELEE & BARB						
GRANTEE: DARRAGJATI ROBERT						
0934/0094	5/26/2000	WD	Q	I		155,000
GRANTOR: GASS CHARLES A & SUNH						
GRANTEE: BENNETT TIELEE & BA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] W16 U2 L2 W5 D2 L2 USP=[YR=2012] N12 W20 S12 E20\$ W35 S34 E27 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E27 N34\$ S24 E24 N24\$.									