



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

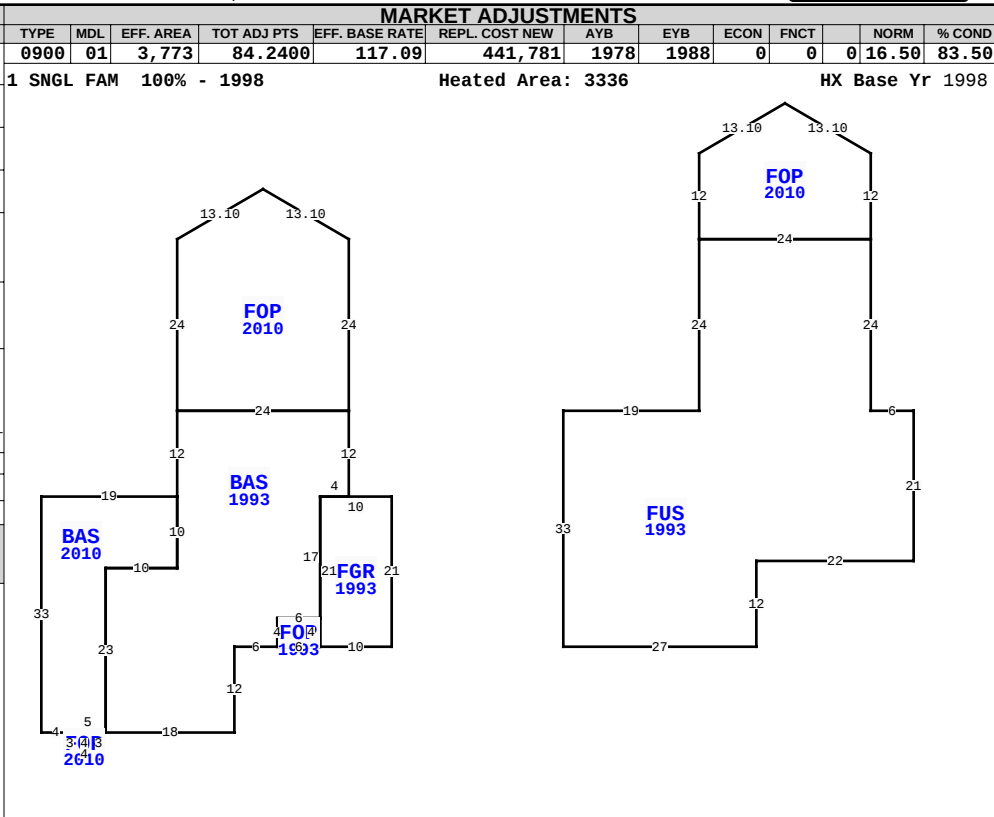
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1993	1,010	98,748
BAS	397	100	2010	397	38,815
FGR	210	55	1993	116	11,341
FOP	24	30	1993	7	685
FOP	12	30	2010	4	391
FOP	372	30	2010	112	10,950
FOP	660	30	2010	198	19,359
FUS	1,929	100	1993	1,929	188,599

TOTALS	4,614			3,773	368,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
5	0820	WOOD WALK	0 100	42	4	168.00	SF	11.75	11.75
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00
8	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00
9	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00
10	0300	BOAT DCK W	0 100	0	0	530.00	SF	40.00	40.00
11	0510	GARAGE WD-	0 100	0	0	1,088.00	SF	35.00	35.00
13	0300	BOAT DCK W	0 100	5	52	260.00	SF	40.00	40.00
14	0316	DCK PLNG C	0 100	0	0	2.00	UT	2,000.00	2,000.00
15	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0006	RSF-1	1100.00	480.00	100.00
2	000132	C	RES RIVER	100		RSF-1	1100.00	515.00	100.00
3	000132	C	RES RIVER	100		RSF-1	0.00	0.00	125.00



BLD DATE	06/01/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
35,124									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0006	RSF-1	1100.00	480.00	100.00
2	000132	C	RES RIVER	100		RSF-1	1100.00	515.00	100.00
3	000132	C	RES RIVER	100		RSF-1	0.00	0.00	125.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					474,757				
TOTAL MARKET OB/XF VALUE					39,312				
TOTAL LAND VALUE - MARKET					2,080,000				
TOTAL MARKET VALUE					2,594,069				
SOH/AGL Deduction					1,765,762				
ASSESSED VALUE					828,307				
TOTAL EXEMPTION VALUE					HX HB DX				
BASE TAXABLE VALUE					771,896				
TOTAL JUST VALUE					2,594,069				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,584,879				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703913	REPAIR/RRF	23,450	06/01/2017
B006766	GARAGE	21,600	01/01/2000
1197	H/AC	1,800	03/01/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0767/0960	8/05/1996	WD	U	I	09	325,000			
GRANTOR: FROSCHER CLARENCE T &									
GRANTEE: OVERCASH KENNETH W									
0212/0517	2/23/1976	WD	Q	I		34,000			
GRANTOR: TRUSTEE CORPORATION O									
GRANTEE: FROSCHER CLARENCE T									

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2010] N24 U7 L12 D7 L12 S24 BAS=[YR=1993] S12									
BAS=[YR=2010] W19 S33 E4 FOP=[YR=2010] S3 E4 N3 W4 \$ E5 N23									
E10 N10 \$ S10 W10 S23 E18 N12 E6 FOP=[YR=1993] E6									
FGR=[YR=1993] E10 N21 W10 S21 \$ N4 W6 S4 \$ N4 E6 N17 E4 N12									
W24 \$ E24 \$ PTR= E30 FUS=[YR=1993] E19 N24 FOP=[YR=2010]									
N12 U7 R12 R12 D7 S12 W24 \$ E24 S24 E6 S21 W22 S12 W27									
N33 \$ W30 \$.									

OVERCASH KENNETH W & V CHERYL
95238 WILDER BLVD
FERNANDINA BEACH, FL 32034

34-2N-28-0000-0017-0000

[illegible]

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