



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TTLE 50			
Interior Floor	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	4016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,084	100	1993	2,084	327,905
FOP	512	30	1993	154	24,231
FSP	400	40	2007	160	25,175
FUS	1,405	100	1993	1,405	221,069
UOP	64	20	1999	13	2,045
UOP	64	20	1999	13	2,045
UOP	80	20	1999	16	2,518
TOTALS	4,609			3,845	604,989

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,845	107.1000	177.79	683,603	1992	2002	0	0	0 11.50	88.50
1 SFR CUST		100% - 2024				Heated Area: 3489			HX Base Yr 2024		
BLD DATE						LGL DATE			04/15/2025		
YE DATE						LAND DATE			MLU		

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			7
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 7	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		621,407	
TOTAL MARKET OB/XF VALUE		19,888	
TOTAL LAND VALUE - MARKET		412,500	
TOTAL MARKET VALUE		1,053,795	
SOH/AGL Deduction		102,444	
ASSESSED VALUE		951,351	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		899,940	
TOTAL JUST VALUE		1,053,795	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,079,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007011	DEMOLITION	0	03/01/2000
95-1862	GARAGE	25,000	05/01/1995
0179	FOUNDATION	2,000	04/01/1993
7738	NEW CONSTR	107,900	12/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0626	3/30/2023	WD	Q	I	02	1,080,000
GRANTOR: SLEBOS JOY						
GRANTEE: GORDON HONATHAN DAL						
2342/1568	2/18/2020	WD	U	I	11	100
GRANTOR: HENRY RICHARD J LIVIN						
GRANTEE: HENRY RICHARD J L/E						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
3	0300	BOAT DCK W	0 100	0	0	615.00	SF	40.00	40.00	100	1995
4	1242	WD DECK A	0 100	7	3	21.00	SF	10.00	10.00	100	1992

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N16 W8 FSP=[YR=2007] N10 W16 UOP=[YR=1999] W8 S8 E8 FOP=[YR=1993] S8 E23 UOP=[YR=1999] S8 E10 N8 W10 \$ E33 N8 W48 N8 W8 S8 \$ N8 \$ E8 S8 E48 N12 E2 N10 \$ PTR= E15 FUS=[YR=1993] E10 N5 E5 S5 E10 N5 E5 S5 E10 S32 W4 S5 W5 N5 W8 S5 W5 N5 W8 S5 W5 N5 W5 N32 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
19,888											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.50	275,000.00	412,500.00	412,500								

GORDON JONATHAN DALES/WITT AUTUMN LEE
91001 FIDDLER DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0204-0000

[illegible]