

IN OR 724/612
PARCELS 14-20 & 14-21
R621774

POWELL TERRELL J & MARY C/
96005 OSPREY POINT LANE
FERNANDINA BEACH, FL 32034

2026

38-2N-27-0000-0014-0200



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 Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	66,598
BAS	792	100	1996	792	54,944
CAN	50	30	1993	15	1,041
CAN	16	30	1996	5	347
CAN	52	30	1996	16	1,110
CAN	125	30	1996	38	2,636
CAN	125	30	1996	38	2,636
FUS	906	100	1996	906	62,852
STR	56	10	1996	6	416

TOTALS	3,082			2,776	192,580
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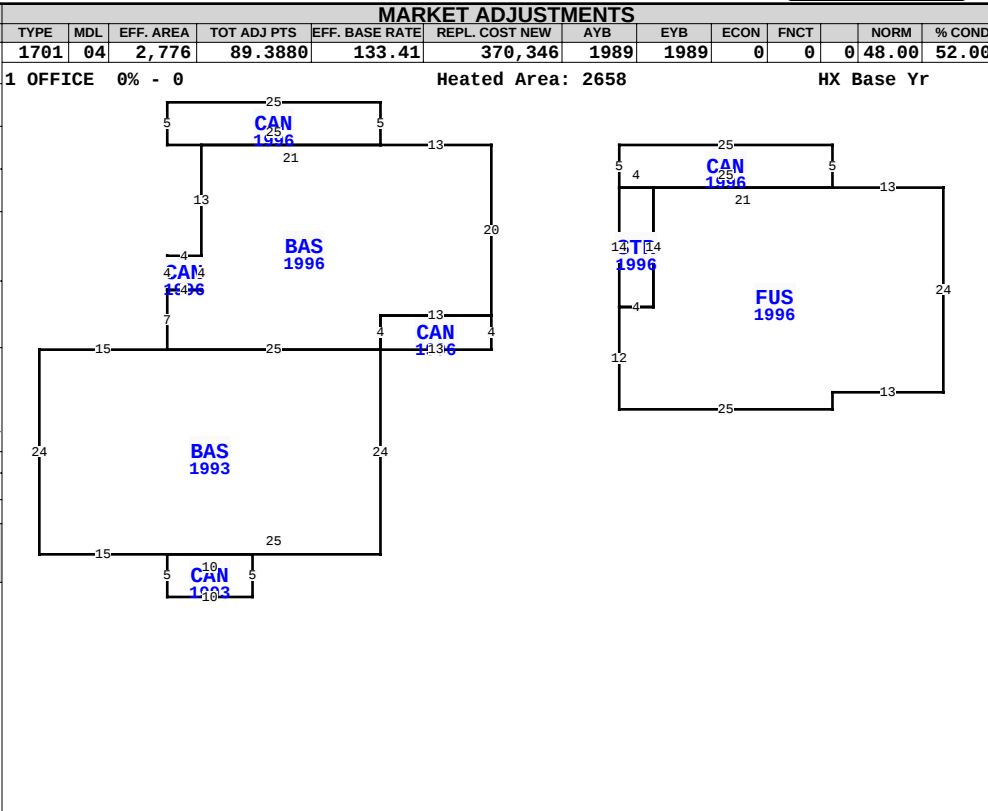
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
2	0300	BOAT DCK W	0	0	10	16	160.00	SF	40.00	40.00	100	1988	1988	3	20	1,280	
3	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	52	108	
4	0803	ASPHALT C	0	0	0	0	3,960.00	SF	2.00	2.00	100	1989	1989	3	50	3,960	
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2004	2004	3	82	1,866	
8	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	24	1,200	
9	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2005	2005	3	61	1,373	
10	1076	TRELLIS A	0	0	31	7	217.00	SF	7.50	7.50	100	2005	2005	3	85	1,383	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001800	C	MULTISTORY	0	0004	CG	100.00	552.00	35,541.00	SF		1.00	1.00	0.50	12.00	6.00	213,246
2	009530	C	POND	0		CG	0.00	0.00	1.45	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,625

REVIEW DATE	06/02/2026	BY	TD
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BLD DATE	10/07/2021	KK	LGL DATE	
XF DATE			LAND DATE	04/16/2026
INC DATE			AG DATE	DC

463499 SR 200, YULEE

L N	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	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1988	1988	3	20	192	
2	0300	BOAT DCK W	0	0	10	16	160.00	SF	40.00	40.00	100	1988	1988	3	20	1,280	
3	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	52	108	
4	0803	ASPHALT C	0	0	0	0	3,960.00	SF	2.00	2.00	100	1989	1989	3	50	3,960	
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1996	1996	3	20	1,200	
7	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2004	2004	3	82	1,866	
8	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	24	1,200	
9	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00	450.00	100	2005	2005	3	61	1,373	
10	1076	TRELLIS A	0	0	31	7	217.00	SF	7.50	7.50	100	2005	2005	3	85	1,383	

TOTAL OB/XF																	
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13,522																	
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Market:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		404,144	
TOTAL MARKET OB/XF VALUE		13,522	
TOTAL LAND VALUE - MARKET		216,871	
TOTAL MARKET VALUE		634,537	
SOH/AGL Deduction		4,873	
ASSESSED VALUE		629,664	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		629,664	
TOTAL JUST VALUE		634,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		586,080	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010299	ROOF	6,000	08/06/2021
E0413162	NEW CONSTR	8,000	07/01/2004
95-2448	ADDITION	61,313	02/05/1996
2795	H/AC	1,850	11/07/1988
3260	NEW CONSTR	1,850	10/24/1988
5247	NEW CONSTR	33,900	10/18/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0724/0612	2/22/1995	WD U	I	09	
GRANTOR: PIPER DONALD & PATRIC					
GRANTEE: POWELL TERRELL & MA					
0520/1107	6/24/1987	FS U	V		100
GRANTOR: BENNETT MONETTE M					
GRANTEE: HARRIS MARY JO MINE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=1996] W13 CAN=[YR=1996] N5 W25 S5 E25\$ W21 S13
CAN=[YR=1996] W4 S4 E4 N4\$ S4 W4 S7 BAS=[YR=1993] W15 S24 E15
CAN=[YR=1993] S5 E10 N5 W10\$ E25 N24 CAN=[YR=1996] E13 N4 W13
S4\$ W25 \$ E25 N4 E13 N20\$ PTR=E15 CAN=[YR=1996] E25 S5
FUS=[YR=1996] E13 S24 W13 S2 W25 N12 STR=[YR=1996] N14 E4
S14 W4\$ E4 N14 E21\$ W25 N5\$ W15\$.

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[illegible]

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[illegible]