

TODD HAROLD I & SANDI C
96037 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034

39-2N-28-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall016WD FR STUC 100
Roof Structure003GABLE/HIP 100
Roof Cover005COMP SHNGL 100
Interior Wall005DRYWALL 100
Interior Floor013LVT/LAMNT 50
Interior Floor014CARPET 50
Air Condition003CENTRAL 100
Heating Type004AIR DUCTED 100

Bedrooms
Bathrooms
Frame
Stories UnitsOccupancy
QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC
AreaTypeTotal Gross AreaPct Of BaseYearTot Adj AreaSubarea Market Value
BASFGRFOPFOP
TOTALSTOTALS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEECONFNCT% COND
9900011,909114.2190158.76303,073200120010012.0088.00
1 SNGL FAM 100% - 2002Heated Area: 1566HX Base Yr 2002

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE266,704
TOTAL MARKET OB/XF VALUE15,969
TOTAL LAND VALUE - MARKET197,750
TOTAL MARKET VALUE480,423
SOH/AGL Deduction241,411
ASSESSED VALUE239,012
TOTAL EXEMPTION VALUE HX HB51,411
BASE TAXABLE VALUE187,601
TOTAL JUST VALUE480,423
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE469,355

SUBAREA MARKET VALUE

FGR FOP BAS FOP

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE
1023/078611/30/2001QC U V 106,000
GRANTOR: WILLIAMS DAVID & IDA
GRANTEE: TODD HAROLD I & SAN
0969/08882/05/2001WD Q V 06100
GRANTOR: NURNEY THOMAS D
GRANTEE: TODD HAROLD I & SAN

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

L NUSE CLSLAND USE CAPR LOC FRONT DEPTHTOT LND UNITUNIT DDPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENCLFRZYR CONSRV
CODEDESCRIPTIONCRES CREEK100RSF-1112.00422.001.13AC1.001.001.00175,000.00175,000.00197,750

EXTRA FEATURES

OB/XFBLD CAP LWUNITSUTAdj RADJ UNIT ORIG YEAREARQ% OBOBXFNOTES
PRICECOND ON ACTUAL CONDVALUEMKT VALUEDESCRIPTIONCAPWUTADJPRIECONDONACTCONDVALDESCRPRICERELATEPRICELANDADJNOTE

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REVIEW DATEBYCD

Total Acres: Total Land Value: Market: Agricultural: Common:

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