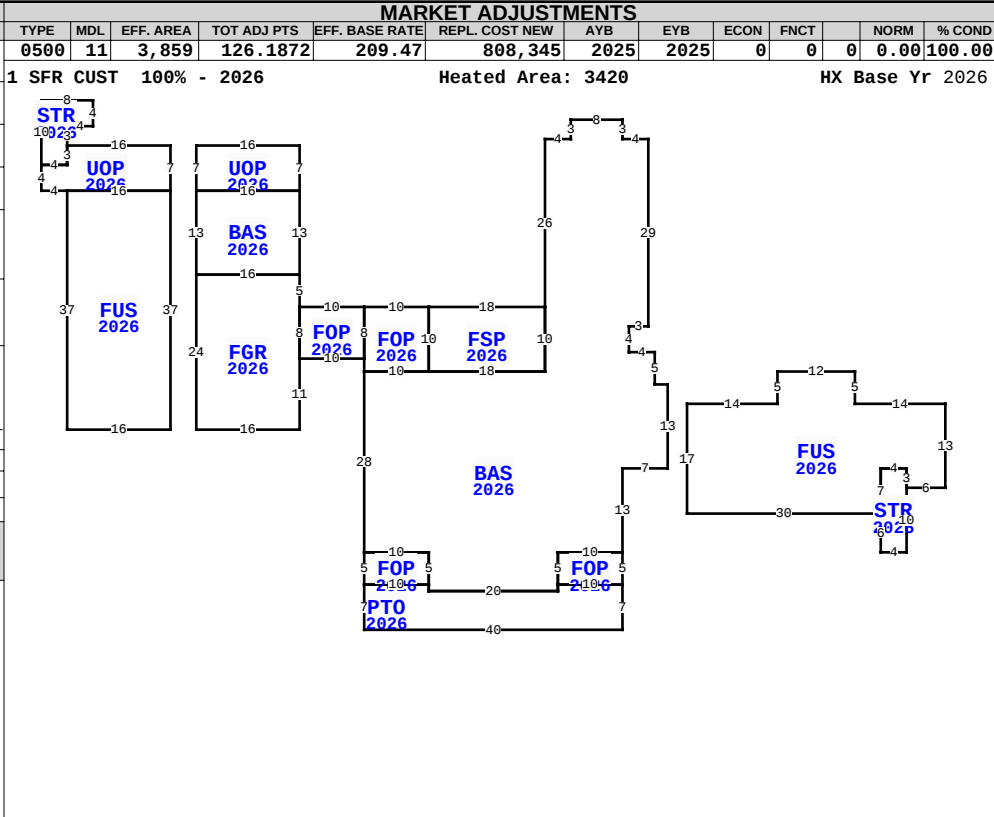




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100	2026	208	43,570
BAS	1,932	100	2026	1,932	404,696
FGR	384	55	2026	211	44,198
FOP	50	30	2026	15	3,142
FOP	50	30	2026	15	3,142
FOP	80	30	2026	24	5,027
FOP	100	30	2026	30	6,284
FSP	180	40	2026	72	15,082
FUS	592	100	2026	592	124,006
FUS	688	100	2026	688	144,115
TOTALS	4,872			3,859	808,345



** This building has 15 Sub-Areas

96069 OPAL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025	100
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		808,345	
TOTAL MARKET OB/XF VALUE		52,000	
TOTAL LAND VALUE - MARKET		115,526	
TOTAL MARKET VALUE		975,871	
SOH/AGL Deduction		349,018	
ASSESSED VALUE		626,853	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		575,442	
TOTAL JUST VALUE		975,871	
NCON VALUE		862,345	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0250002654	NSFR	579,457	03/14/2025
SP240010627	SWIMMING POOL	45,000	09/17/2024
B240006913	H3085 G592 P946	579,457	06/11/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2562/0990	5/11/2022	WD	Q	V	01
GRANTOR: KELLY DONNA CARTER					
GRANTEE: KENNISON DAVID S &					
2495/0152	9/08/2021	WD	U	V	11
GRANTOR: FREEMAN RICHARD H SR					
GRANTEE: KELLY DONNA C					

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2026;ORIG=10,9] E10 E18 N10 N26 E4 N3 E8 S3 E4 S29 W3 S4 E4 S5 E2 S13 W7 S13 W10 S5 S1 W20 N1 N5 W10 N28 \$														
FUS=[YR=2026;ORIG=74,14] N5 E12 S5 E14 S13 W6 N3 W4 S7 W30 N17 E14 \$														
FUS=[YR=2026;ORIG=-20,18] W16 N37 E16 S37 \$														
FGR=[YR=2026;ORIG=0,18] W16 N24 E16 S5 S8 S11 \$														
PTO=[YR=2026;ORIG=10,42] E10 S1 E20 N1 E10 S7 W40 N7 \$														
BAS=[YR=2026;ORIG=0,-6] W16 N13 E16 S13 \$														
FSP=[YR=2026;ORIG=38,9] W18 N10 E18 S10 \$														
UOP=[YR=2026;ORIG=-20,-19] W16 W4 N4 E4 N3 E16 S7 \$														
UOP=[YR=2026;ORIG=-16,-19] E16 N7 W16 S7 \$														
FOP=[YR=2026;ORIG=20,9] W10 N2 N8 E10 S10 \$														

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1	000116	C	RES MARSH	100		RSF	1125.00	600.00	0.77	AC		1.00	1.00	150,000.00	150,000.00	115,500			
2	009500	C	SUBMERGED	100		RSF	1 0.00	0.00	1.04	AC		1.00	1.00	25.00	25.00	26			