



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

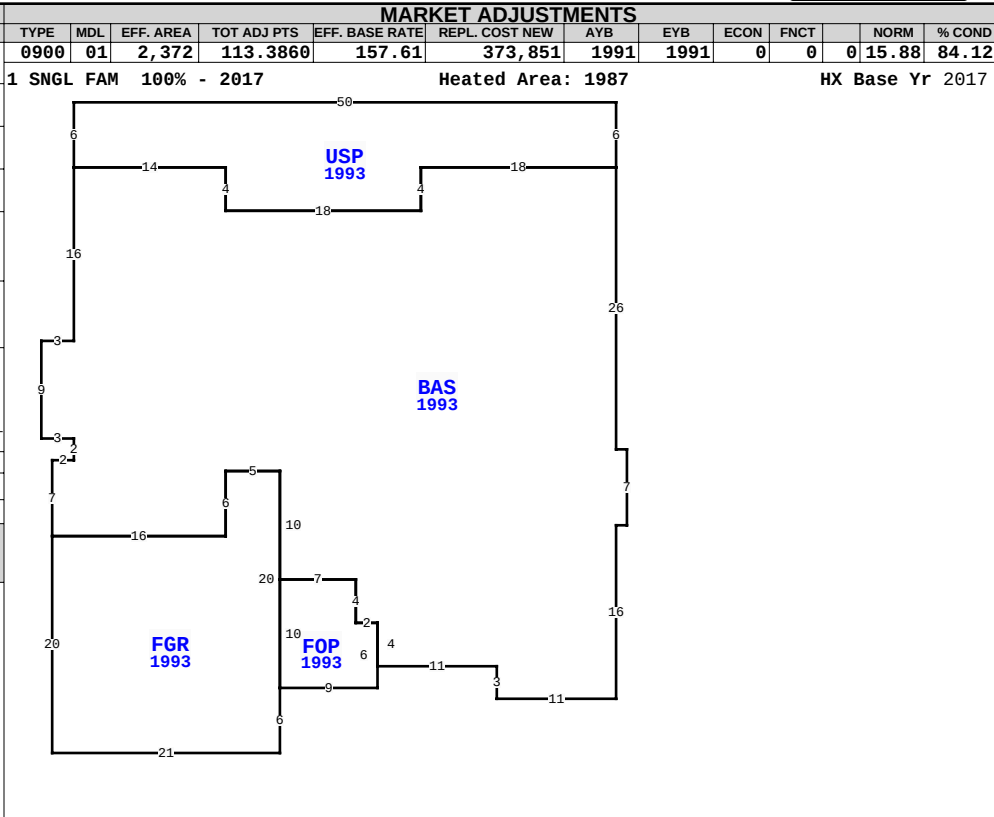
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,987	100	1993	1,987	263,439
FGR	450	55	1993	248	32,880
FOP	82	30	1993	25	3,314
USP	372	30	1993	112	14,849

TOTALS	2,891			2,372	314,483
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	26	50	1,300.00	SF	18.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00



96011 NORTH SHORE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	0911	SCRN RM A	0	100	26	50	1,300.00	SF	18.00	18.00	100	1991	1991	3	20	4,680	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1991	1991	05	85	51,000	
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1997	1997	3	20	1,152	

LAND DESCRIPTION										TOTAL OB/XF										59,142	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	1				
REVIEW DATE		01/19/2023		BY		DJA		Total Acres: 0.00		Total Land Value: 125,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,483	
TOTAL MARKET OB/XF VALUE		59,142	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		498,625	
SOH/AGL Deduction		221,474	
ASSESSED VALUE		277,151	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		220,740	
TOTAL JUST VALUE		498,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7352	SWIM POOL	11,250	06/26/1991
7184	NEW CONSTR	71,356	04/25/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/0027	10/28/2021	QC	U	I	11	100
GRANTOR: GOEBEL MELODY M						
GRANTEE: GOEBEL ROBERT LAURA						
2078/0866	10/06/2016	WD	Q	I	01	328,000
GRANTOR: GAMBLE DONALD R & RUT						
GRANTEE: GOEBEL ROBERT LAURA						

BUILDING NOTES									
BUILDING DIMENSIONS									
USP=[YR=1993] W50 S6 BAS=[YR=1993] S16 W3 S9 E3 S2 W2 S7 FGR=[YR=1993] S20 E21 N6 FOP=[YR=1993] E9 N6 W2 N4 W7 S10\$ N20 W5 S6 W16 \$E16 N6 E5 S10 E7 S4 E2 S4 E11S3 E11 N16 E1 N7 W1 N26W18 S4 W18 N4 W14\$ E14 S4 E18 N4 E18 N6\$.									