

MILLER GARY JAY & MELANIE RENEE
96558 COMPASS POINT DR
FERNANDINA BEACH, FL 32034

46-3N-28-5481-0B37-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 34

Roof Structure08IRREGULAR 100

Roof Cover13STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floor11CLAY TILE 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units02WOOD FRAME 100
1. 1 100
1 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4024.100

TOTALS4,7913,628853,231

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

REVIEW DATE04/04/2024BYMLUTotal Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500113,628141.9149235.58854,68420242024000.1799.83

1 SFR CUST100% - 2025Heated Area: 2812HX Base Yr 2025

FOP 2025

FUS 2025

FGR 2025

FST 2025

UST 2025

STR 2025

** This building has 13 Sub-Areas

BLD DATE
YE DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE853,231

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET120,000

TOTAL MARKET VALUE973,231

SOH/AGL Deduction327,263

ASSESSED VALUE645,968

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE594,557

TOTAL JUST VALUE973,231

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE946,697

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

2757/29212/17/2024SWQI01950,400

GRANTOR: ARTISAN HOMES II LLC

GRANTEE: MILLER GARY JAY & M

2646/9396/01/2023QCUV11100

GRANTOR: ARTISAN HOMES LLC

GRANTEE: ARTISAN HOMES II

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-20,0] W18 S10 W14 S33 E14 S7 E18 N50 \$
FUS=[YR=2025;ORIG=-20,0] W15 S7 D3L3 W14 S31 S2 E10 D4R4 S3 E3 E11 E4 N50 \$
FGR=[YR=2025;ORIG=-60,0] W15 S24 S3 W7 S5 S6 S5 S7 E22 N50 \$
FOP=[YR=2025;ORIG=-92,0] E17 S24 W7 S3 W10 N27 \$
FOP=[YR=2025;ORIG=-52,0] E17 S7 D3L3 W14 N10 \$
STR=[YR=2025;ORIG=-48,50] E5 S14 E4 S6 W12 N6 E3 N14 \$
BAS=[YR=2025;ORIG=-92,27] E10 S5 W5 S11 W5 N16 \$
FOP=[YR=2025;ORIG=-52,43] E10 D4R4 S3 W5 W5 W4 N2 N5 \$
UST=[YR=2025;ORIG=-92,43] S7 E10 N7 W5 W5 \$
FST=[YR=2025;ORIG=-82,32] W5 S11 E5 N5 N6 \$
FOP=[YR=2025;ORIG=-35,50] E11 S5 W11 N5 \$