



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,062	100	2002	1,062	224,403
FGR	360	55	2002	198	41,837
FGR	880	55	2002	484	102,271
FOP	124	30	2002	37	7,818
FOP	124	30	2002	37	7,818
FOP	124	30	2002	37	7,818
FOP	180	30	2002	54	11,410
FOP	312	30	2002	94	19,862
FSP	330	40	2002	132	27,892
FSP	450	40	2002	180	38,035
TOTALS	8,529			6,680	141,502

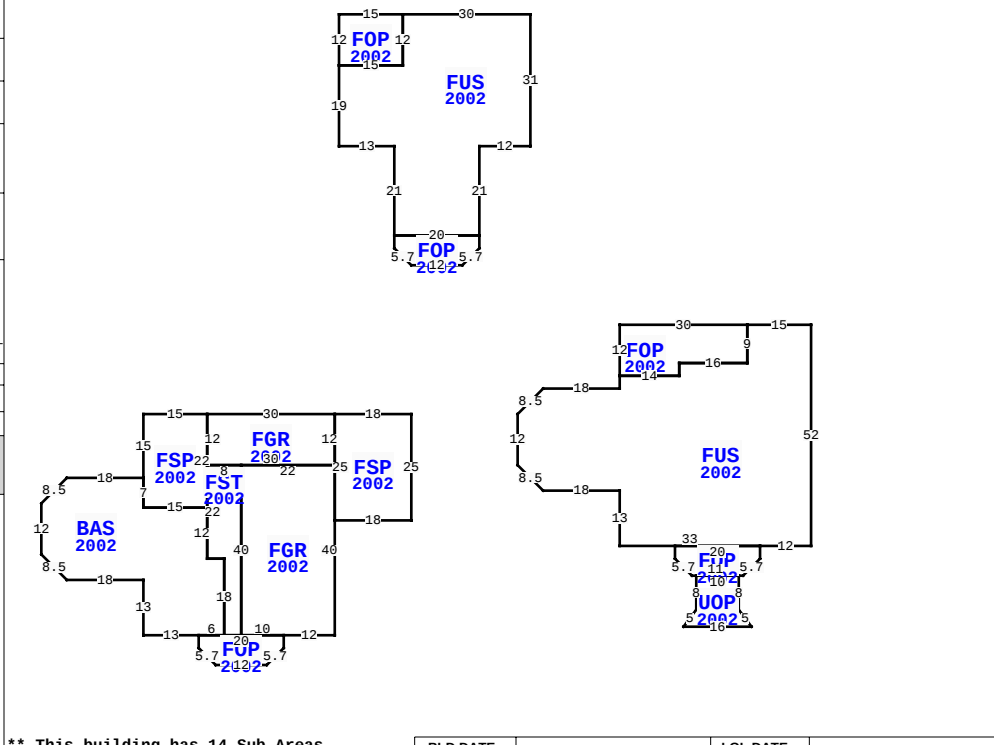
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	3,500.00	100	2002	2002	3	84	5,880
2	0920	CWALL-WD/M	0	100	0	0		310.00	LF 390.00	390.00	100	2002	2002	3	20	24,180
4	0410	ELEVATOR	0	100	0	0		1.00	UT 20,000.00	20,000.00	100	2002	2002	3	100	20,000
7	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2002	2002	3	20	1,000

LAND DESCRIPTION			TOTAL OB/XF 51,060													
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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

REVIEW DATE	01/12/2023	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	6,680	143.8338	238.76	1,594,917	2002	2002	0	0	0 11.50	88.50
1 SFR CUST			100% - 2021			Heated Area: 5265			HX Base Yr 2021		



96361 BAY VIEW DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		1,411,502	
TOTAL MARKET VALUE - MARKET		TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		SOH/AGL Deduction		1,687,562	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		926,933	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		875,522	
TOTAL JUST VALUE		NCON VALUE		1,687,562	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
				1,666,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24005	REPAIR/RRF	15,500	10/01/2010
B018001	NEW CONSTR	239,273	02/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2315/0073	10/23/2019	WD	Q	I	01
GRANTOR: TEAL BETTY D					SALE PRICE
GRANTEE: HAJER IRREVOCABLE T					875,000
1825/1886	11/21/2012	QC	U	I	11
GRANTOR: TEAL BETTY D					100
GRANTEE: TEAL BETTY D					

BUILDING NOTES															
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BUILDING DIMENSIONS															
FSP=[YR=2002] W18 FGR=[YR=2002] W30 FSP=[YR=2002] W15 S15 BAS=[YR=2002] W18 D6 L6 S12 D6 R6 E18 S13 E13 FOP=[YR=2002] S3 D4 R4 E12 R4 U4 N3 FGR=[YR=2002] E12 N40 W22 S40 E10\$ W20\$ E6 FST=[YR=2002] E4 N40 W8 S22 E4 S18\$ N18 W4 N12 W15 N7\$ S7 E15 N22\$ S12 E30 N12\$ S25 E18 N25\$ PTR= E25 FUS=[YR=2002] R6 U6 E18 N3 FOP=[YR=2002] N12 E30 S9 W16 S3 W14 \$ E14 N3 E16 N9 E15 S52 W12 FOP=[YR=2002] S3 D4 L4 W1 UOP=[YR=2002] S8 R3 D4 W16 U4 R3 N8 E10\$ W11 L4 U4 N3 E20\$ W33 N13 W18 U6 L6 N12\$ W25\$ PTR= N35 FOP=[YR=2002] L4 U4 N3 FUS=[YR=2002] N21 W13 N19 FOP=[YR=2002] N12 E15 S12 W15\$ E15 N12 E30 S31 W12 S21 W20\$ E20 S3 D4 L4 W12\$ S35 \$.															