LOT 51
IN OR 2031/1521
1965 CHAMP SW/MH

BOETS PHILIPPE L &/DHERS VIVAN C
2107 CIERA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-024B-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

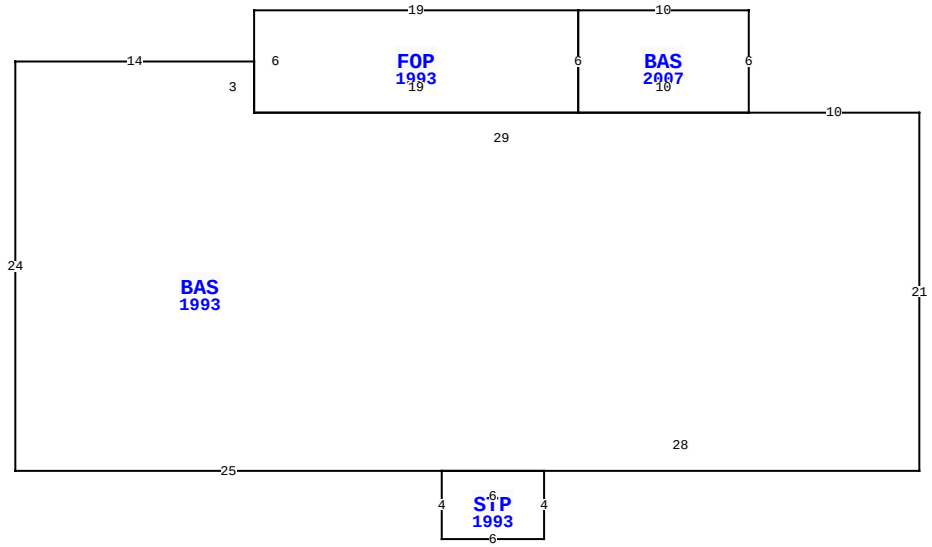
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100	1,155	84,490
BAS	60	100	60	4,389
FOP	114	30	34	2,487
STP	24	10	2	147
TOTALS	1,353		1,251	91,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	113.3600	102.31	127,990	1940	1965	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 1215 HX Base Yr



1438 HOLLY DR, FERNANDINA BEACH

BLD DATE	07/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	95,434
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	219,334
SOH/AGL Deduction	35,019
ASSESSED VALUE	184,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,315
TOTAL JUST VALUE	219,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M940655	H/AC	2,700	07/01/1994
E941056	CHNGE SRVC	750	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1521	3/03/2016	SW	U	I	37	80,000
GRANTOR: ANKJ PROPERTIES LLC						
GRANTEE: BOETS PHILIPPE L &						
2026/0631	2/01/2016	CT	U	I	18	40,000
GRANTOR: CLERK OF COURT						
GRANTEE: ANJK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2007] N6 W10 FOP=[YR=1993] W19 S6 E19 N6$ S6 E10 $ W29 N3 W14 S24 E25 STP=[YR=1993] S4 E6 N4 W6$ E28 N21$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	465.00	SF	6.50	6.50	100	1972	1972	3	24	725	
2	0812	CONCRETE C	0	0	0	0	1,317.00	SF	4.00	4.00	100	1983	1983	3	44	2,318	
3	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	
4	0350	CARPORT WD	0	0	28	6	168.00	SF	13.00	13.00	100	1983	1983	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 3,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

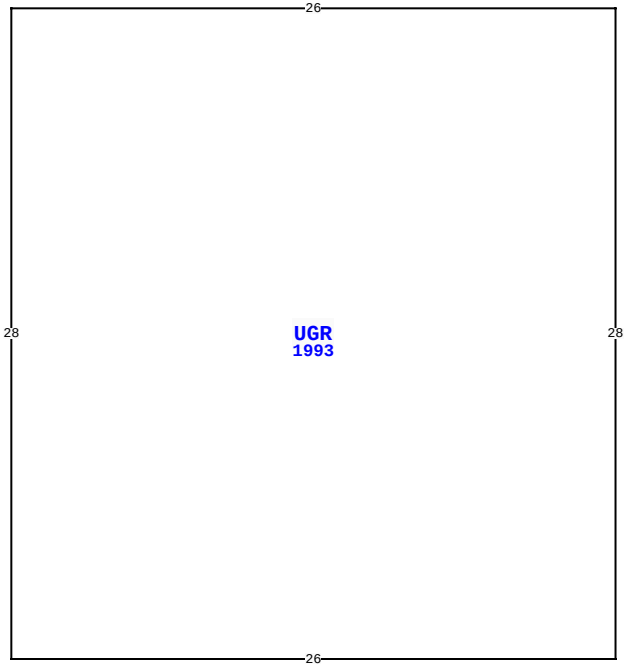
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
UGR	728	45	328	3,921
TOTALS	728		328	3,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	328	68.3100	23.91	7,842	1983	1983	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 0 HX Base Yr



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TOTAL EXEMPTION VALUE	0
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GRANTOR: CLERK OF COURT						
GRANTEE: ANJK PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26 S28 E26 N28$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS