BLOCK B N1/2 OF LOT 7
OAK GROVE #1 PB 0/61

THOMPSON MARK ALLEN &/BONHAYAG MARJORIE CONCON
1984 PALM DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000B-0071

BUILDING CHARACTERISTICS

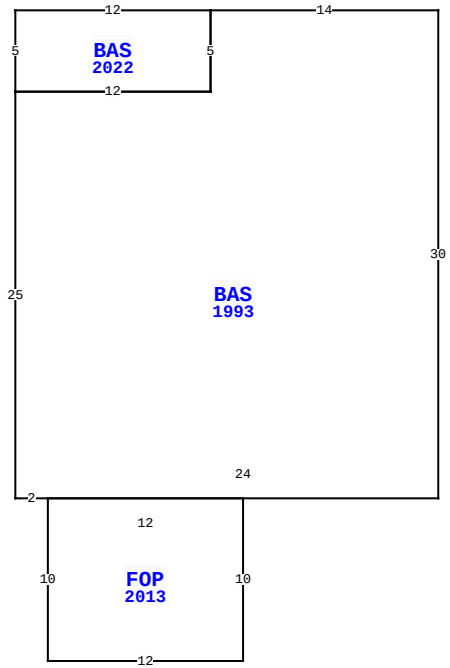
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	132,398
BAS	60	100	60	11,034
FOP	120	30	36	6,620
TOTALS	900		816	150,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	816	155.6258	184.81	150,805	1940	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 2023 Heated Area: 780 HX Base Yr



1984 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	150,051
TOTAL MARKET OB/XF VALUE	1,830
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	253,881
SOH/AGL Deduction	0
ASSESSED VALUE	253,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,881
TOTAL JUST VALUE	253,881
NCON VALUE	11,034
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1864	10/25/2022	WD	Q	I	01	353,000
GRANTOR: SAGE ACQUISITIONS LLC						
GRANTEE: THOMPSON MARK ALLEN						
2587/0256	8/09/2022	WD	Q	I	01	292,000
GRANTOR: BRAZELL LINDA J REVOC						
GRANTEE: SAGE ACQUISITIONS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2022] W12 S5 E12 N5 $ S5 W12 S25 E2 FOP=[YR=2013] S10 E12 N10 W12 $ E24 N30 $.

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	1242	WD DECK A	0	0	28	8	224.00	SF	10.00	10.00	100	1995	1995	3	20	448	
2	0510	GARAGE WD-	0	0	21	18	378.00	SF	14.00	14.00	100	1980	1980	3	20	1,058	
3	1242	WD DECK A	0	0	0	0	162.00	SF	10.00	10.00	100	1980	1980	3	20	324	

LAND DESCRIPTION

TOTAL OB/XF 1,830

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		RS-2	85.00	100.00	85.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	102,000							

REVIEW DATE 02/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS