BLOCK C LOT 4
IN OR 2130/1128
OAK GROVE UNIT 1 PB O/61

BOETS PHILLIPPE/BOETS-DHERS VIVIAN
2107 CIERA LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000C-0040

BUILDING CHARACTERISTICS

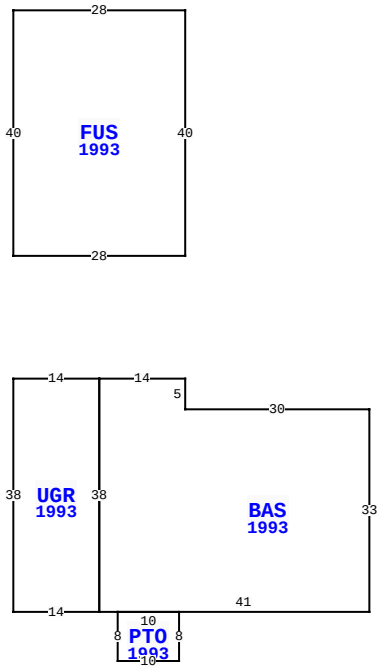
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD4 Adjustme	03	. 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	1,522	100	1,522	81,673
FUS	1,120	100	1,120	60,100
PTO	80	5	4	215
UGR	532	45	239	12,825
TOTALS	3,254		2,885	154,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	74.5420	67.27	194,074	1945	1970	0	0	0	20.23	79.77

1 SINGLE FAM – 0% - 0 Heated Area: 2642 HX Base Yr



1967 PALM DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	154,813
TOTAL MARKET OB/XF VALUE	7,759
TOTAL LAND VALUE - MARKET	144,000
TOTAL MARKET VALUE	306,572
SOH/AGL Deduction	68,915
ASSESSED VALUE	237,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,657
TOTAL JUST VALUE	306,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013210	REPAIR/RRF	500	04/01/2001
6454	CHNGE SRVC	0	01/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2130/1128	6/30/2017	WD	Q	I	01	185,000
GRANTOR: GRIFFIN ROBERT						
GRANTEE: BOETS PHILLIPPE & V						
1788/1185	4/12/2012	WD	Q	I	01	112,000
GRANTOR: PICKETT ESTON E						
GRANTEE: GRIFFIN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N5 W14 UGR=[YR=1993] W14 S38 E14 N38 $
S38 E3 PTO=[YR=1993] S8E10N8W10$ E41N33$ PTR=N25W30
FUS=[YR=1993] N40 W28 S40E28 $ S25E30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0810	CONCRETE A	0	0	23	3	99.00	SF	6.50	6.50	100	1970	1970	3	22	142	
3	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1990	1990	3	62	1,773	
4	0810	CONCRETE A	0	0	34	10	340.00	SF	6.50	6.50	100	1980	1980	3	35	774	
5	0810	CONCRETE A	0	0	5	11	55.00	SF	6.50	6.50	100	1980	1980	3	35	125	
6	1243	WD DECK F	0	0	0	0	408.00	SF	3.20	3.20	100	1996	1996	3	20	261	
7	0510	GARAGE WD-	0	0	24	11	264.00	SF	35.00	35.00	100	1997	1997	3	26	2,402	
8	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1997	1997	3	75	322	

LAND DESCRIPTION

TOTAL OB/XF 7,759

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	0006	RS-2	120.00	100.00	120.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	144,000							

REVIEW DATE 09/25/2017 BY DJX Total Acres: 0.00 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 08/02/2023 BY SYS