

5-2N-28 S-2 PT OF LOT 82
IN OR 2425/522
OCEAN BREEZE FARMS PB 2/19

HAGAN TIMOTHY SCOTT/HAGAN PHILLIP W
2711 BAILEY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0082-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02

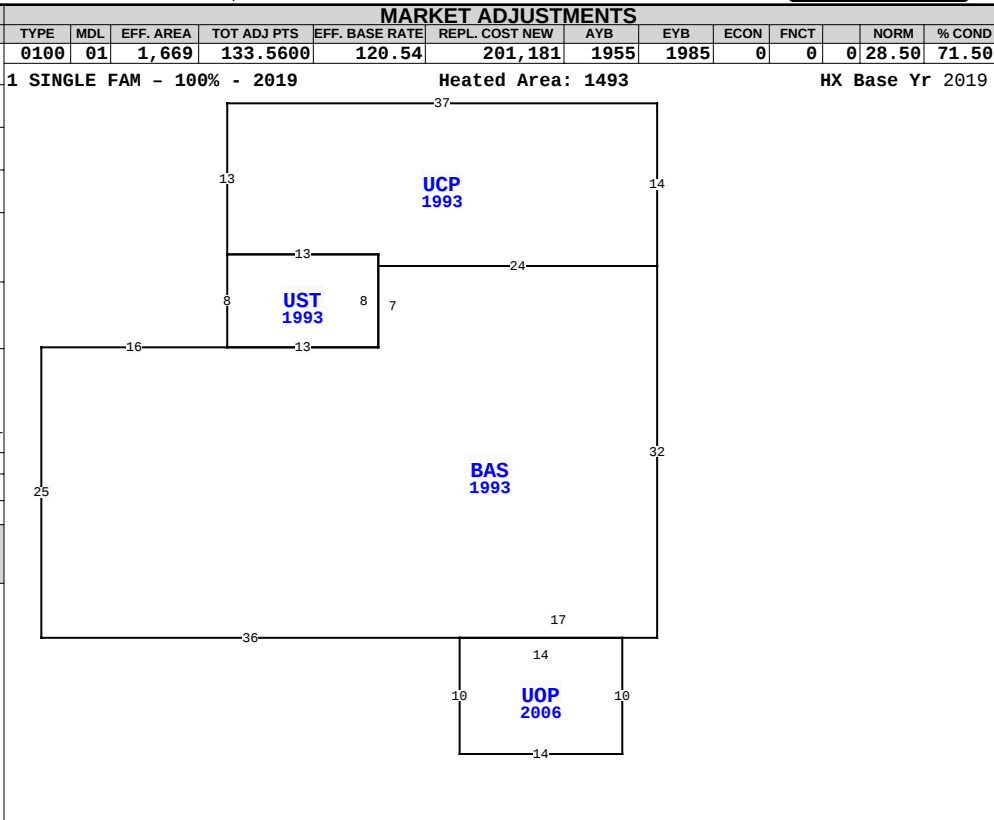
NEIGHBORHOOD/LOC	2021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,493	100	1,493	128,676
UCP	505	20	101	8,705
UOP	140	20	28	2,413
UST	104	45	47	4,050

TOTALS	2,242	1,669	143,844
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	24	21	504.00	SF	30.00
4	0681	POLE SHED	0	100	10	21	210.00	SF	15.00
5	0812	CONCRETE C	0	100	0	0	2,030.00	SF	4.00
6	0351	CARPORT MT	0	100	40	24	960.00	SF	5.90

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	0.92



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1982	1982	3	54	1,890	
100	1982	1982	3	20	3,024	
100	1988	1988	3	20	630	
100	1988	1988	3	57	4,628	
100	2014	2014	3	70	3,965	

TOTAL OB/XF									
14,137									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
169,357									
TOTAL MARKET OB/XF VALUE									
14,137									
TOTAL LAND VALUE - MARKET									
230,000									
TOTAL MARKET VALUE									
413,494									
SOH/AGL Deduction									
204,128									
ASSESSED VALUE									
209,366									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
159,366									
TOTAL JUST VALUE									
413,494									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
322,366									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009631	GARAGE	0	01/01/2021
B1428838	24X40	20,390	06/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2425/0522	1/13/2021	QC	U	I	11	100			
GRANTOR: HAGAN TIMOTHY SCOTT									
GRANTEE: HAGAN TIMOTHY SCOTT									
1917/0402	5/16/2014	WD	U	I	30	100			
GRANTOR: HAGAN JEANNE									
GRANTEE: HAGAN JEANNE & TIMO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W37 S13 UST=[YR=1993] S8 BAS=[YR=1993] W16 S25 E36 UOP=[YR=2006] S10 E14 N10 W14 \$ E17 N32 W24 S7 W13 \$ E13 N8 W13 \$ E13 S1 E24 N14 \$.									

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