

LOT 8
IN OR 1732/1390
RESERVE AT OLD BLUFF PB 7/34

HENSON DIRK S/KEETER JODI
95036 RESERVE CT
FERNANDINA BEACH, FL 32034-5487

2023

00-00-30-054B-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2,093	326,652
BAS	144	100	144	22,474
FGR	476	55	262	40,890
FOP	52	30	16	2,497
PTO	14	5	1	156
PTO	25	5	1	156

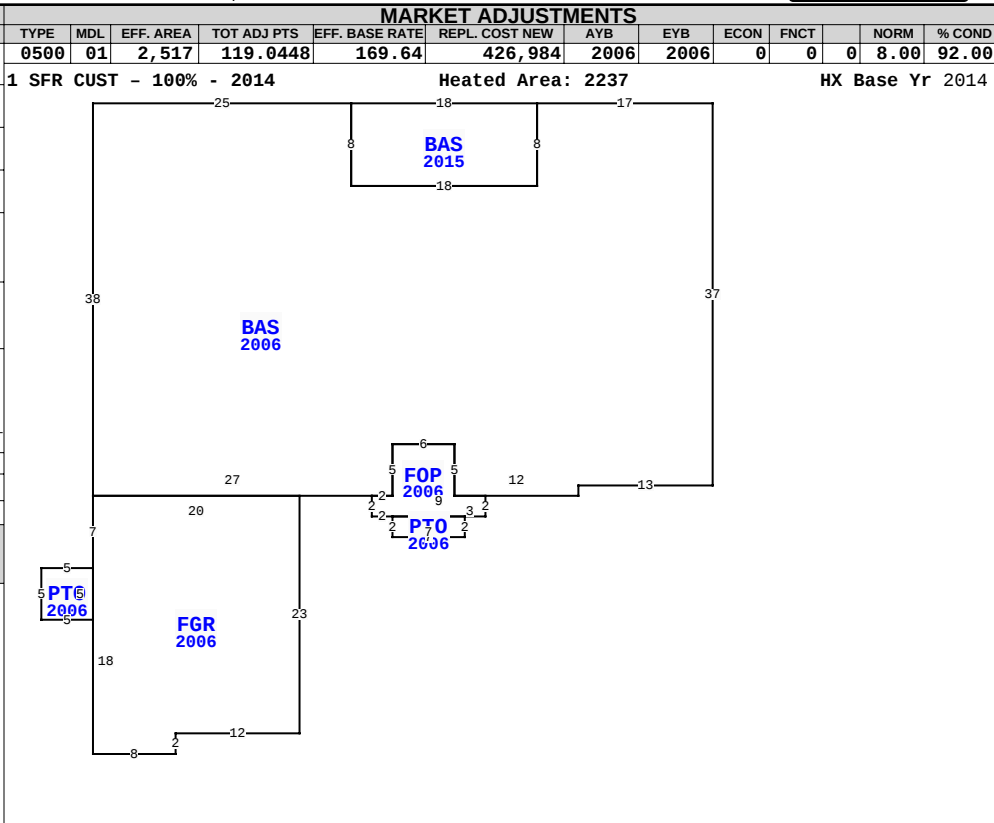
TOTALS	2,804		2,517	392,825
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0 100	0	0	1,147.00	SF	4.00	4.00	100	2006	2006	3	88	4,037	
3	1126	CB/STC 8"	0 100	0	0	36.00	SF	8.00	8.00	100	2006	2006	3	88	253	
4	0861	POOL GUNIT	0 100	0	0	320.00	SF	85.00	85.00	100	2015	2015	3	81	22,032	
5	0855	CONC PAVER	0 100	0	0	1,720.00	SF	10.00	10.00	100	2015	2015	3	96	16,512	
6	0855	CONC PAVER	0 100	0	0	200.00	SF	10.00	10.00	100	2015	2015	3	96	1,920	
7	0462	ST/AL FNC	0 100	0	0	528.00	SF	10.00	10.00	100	2015	2015	3	81	4,277	
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
9	0350	CARPORT WD	0 100	0	0	460.00	SF	13.00	13.00	100	2015	2015	3	74	4,425	

LAND DESCRIPTION			TOTAL OB/XF 60,341													
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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

REVIEW DATE 04/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS



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

95036 RESERVE CT, FERNANDINA BEACH																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				392,825	
TOTAL MARKET OB/XF VALUE				60,341	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				753,166	
SOH/AGL Deduction				411,000	
ASSESSED VALUE				342,166	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				292,166	
TOTAL JUST VALUE				753,166	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				604,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530804	PERGOLA	9,535	07/01/2015
B1530706	SWIM POOL	38,000	06/01/2015
B25162	REMODEL	4,290	09/01/2011
E16616	ELEC OTHER	2,000	01/01/2006
M10794	MECH OTHER	0	12/01/2005
P10296	OTHER	0	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1732/1390	3/25/2011	WD	U	I	12
GRANTOR: SPERANZA JACKIE V		SALE PRICE			
GRANTEE: HENSON DIRK S & JOD					
1492/1898	4/17/2007	WD	Q	I	
GRANTOR: BOAZIZ MORDECHAI		475,000			
GRANTEE: SPERANZA JACKIE V					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W17 BAS=[YR=2015] W18 S8 E18 N8\$ S8 W18 N8 W25 S38 FGR=[YR=2006] S7 PTO=[YR=2006] W5 S5 E5 N5\$ S18 E8 N2 E12 N23 W20\$ E27 FOP=[YR=2006] S2 E2 PTO=[YR=2006] S2 E7 N2 W7\$ E9 N2 W3 N5 W6 S5 W2\$ E2 N5 E6 S5 E12 N1 E13 N37\$.					