

PT LOT 42 (S-2 S-6 & S-10)
IN OR 254/113 & OR 674/1672 &
IN OR 680/887

MUSGROVE ALTON A
1975 BOLES CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0042-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	12	CEDAR 100	0100	01	1,810	116.6000	105.23	190,466	1989	1989	0	0	0	16.50	83.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1990													Heated Area: 1664													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1990													
Interior Wall	05	DRYWALL 90																											
Interior Wall	06	CUST PANEL 10																											
Interior Floo	12	HARDWOOD 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	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																									
BAL	84	15	13	1,142																									
BAS	1,152	100	1,152	101,223																									
FOP	444	30	133	11,687																									
FUS	512	100	512	44,988																									
TOTALS	2,192		1,810	159,039																									
EXTRA FEATURES				1975 BOLES CIR, FERNANDINA BEACH																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360													
2	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1989	1989	3	59.5	5,801													
3	0510	GARAGE WD-	0	100	28	24	672.00	SF	28.00	28.00	100	1979	1979	3	20	3,763													
4	0680	POLE SHED	0	100	14	11	134.00	SF	10.00	10.00	100	1989	1989	3	20	268													
5	2703	QUONSET AB	0	100	66	30	1,980.00	SF	18.00	18.00	100	2005	2005	3	58	20,671													
6	0810	CONCRETE A	0	100	68	30	2,040.00	SF	9.75	9.75	100	2005	2005	3	87	17,304													
7	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2005	2005	3	87	848													
TOTAL OB/XF 50,015																													
LAND DESCRIPTION																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RS-2	104.00	115.00	104.00	FF		1.00	1.00	0.80	1,000.00	800.00	83,200												
2	000001	C	V RS W/XFOB	100		RS-2	200.00	132.00	200.00	FF		1.00	1.00	0.80	1,000.00	800.00	160,000												
REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 243,200 Market: 0 Agricultural: 0 Common: 243,200 PRINTED 08/02/2023 BY SYS																													