30-3N-28 PT OF LOT 42
OR 118/537
PARCELS S-4 & S-7

BOLES GERALD N L/E/
PO BOX 16024
FERNANDINA BEACH, FL 32035

2023

00-00-30-0800-0042-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

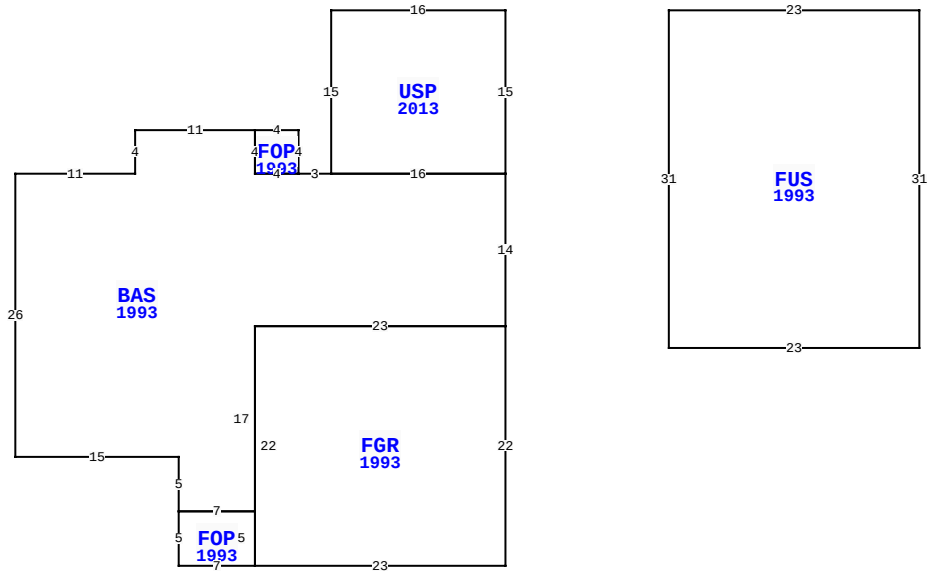
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	973	100	973	73,037
FGR	506	55	278	20,868
FOP	16	30	5	375
FOP	35	30	10	750
FUS	713	100	713	53,520
USP	240	30	72	5,404
TOTALS	2,483		2,051	153,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,051	113.4840	102.42	210,063	1969	1975	0	0	0	26.71	73.29

1 SINGLE FAM – 100% - 0 Heated Area: 1686 HX Base Yr



1970 BOLES CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		153,955
TOTAL MARKET OB/XF VALUE		4,939
TOTAL LAND VALUE - MARKET		288,000
TOTAL MARKET VALUE		446,894
SOH/AGL Deduction		274,398
ASSESSED VALUE		172,496
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		117,496
TOTAL JUST VALUE		446,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R97-0608	REPAIR/RRF	5,100	06/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0671	3/14/2022	LE	U	V	11	100
GRANTOR: BOLES GERALD N						
GRANTEE: BOLES GERALD N JR						
0086/0579	1/01/1968	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2013] W16 S15 BAS=[YR=1993] W3 FOP=[YR=1993] N4 W4 S4 E4$ W4 N4 W11 S4 W11 S26 E15 S5 FOP=[YR=1993] S5 E7 FGR=[YR=1993] E23 N22 W23 S22 $ N5 W7$ E7 N17 E23 N14 W16$ E16 N15$ PTR= E15 FUS=[YR=1993] E23 S31 W23 N31$ W15$.

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	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	1980	1980	3	20	288	
2	0810	CONCRETE A	0	100	0	0	1,753.00	SF	6.50	6.50	100	1969	1969	3	21	2,393	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1970	1970	3	20	480	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1985	1985	3	20	1,440	
5	0351	CARPORT MT	0	100	16	16	256.00	SF	6.60	6.60	100	1985	1985	3	20	338	

LAND DESCRIPTION

TOTAL OB/XF 4,939

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	100		RS-2	188.00	150.00	188.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	188,000							
2	000100	C	SFR	100		RS-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 02/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 288,000 Market: 0 Agricultural: 0 Common: 288,000 PRINTED 08/02/2023 BY SYS