

LOT 3
THOMAS MANOR PB 3/37
RP 224068

BOHO SURF SHACK LLC
27 S 5TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-0860-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

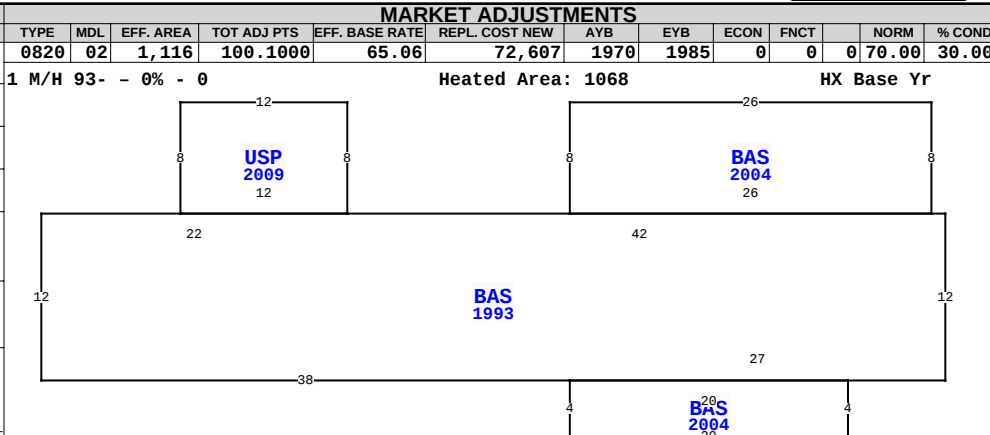
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	15,224
BAS	80	100	80	1,562
BAS	208	100	208	4,060
USP	96	50	48	937

TOTALS	1,164	1,116	21,782
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	0	0	224.00	SF	10.00	10.00
2	0510	GARAGE WD-	0	0	0	264.00	SF	35.00	35.00
3	0811	CONCRETE B	0	0	0	696.00	SF	5.20	5.20
4	0811	CONCRETE B	0	0	0	323.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0006	RS-2	100.00	110.00	100.00

REVIEW DATE	05/15/2020	BY	DJA
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2025 FRIENDLY RD, FERNANDINA BEACH

BLD DATE	01/27/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	20	448	
100	1980	1980	3	20	1,848	
100	2000	2000	3	80	2,895	
100	2006	2006	3	88	1,478	

TOTAL OB/XF									
6,669									

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	21,782		
TOTAL MARKET OB/XF VALUE	6,669		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	128,451		
SOH/AGL Deduction	0		
ASSESSED VALUE	128,451		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	128,451		
TOTAL JUST VALUE	128,451		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	122,922		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002746	REPAIR/RRF	0	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1678	9/16/2021	WD	Q	I	01	160,000
GRANTOR: BLODGETT GARY						
GRANTEE: BOHO SURF SHACK LLC						
2204/0674	6/11/2018	WD	Q	I	01	65,000
GRANTOR: BUNCH STANLEY R						
GRANTEE: BLODGETT GARY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 BAS=[YR=2004] N8 W26 S8 E26\$ W42									
USP=[YR=2009] N8W12S8E12\$ W22 S12 E38 BAS=[YR=2004] S4 E20									
N4 W20\$ E27 N12\$.									