

BLOCK 1 LOT 6
AMELIA PARK COASTAL DISTRICT
PB 7/322

HIGGINBOTHAM BRETT J & SHERYL
1572 NOLEN LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-102D-0001-0060



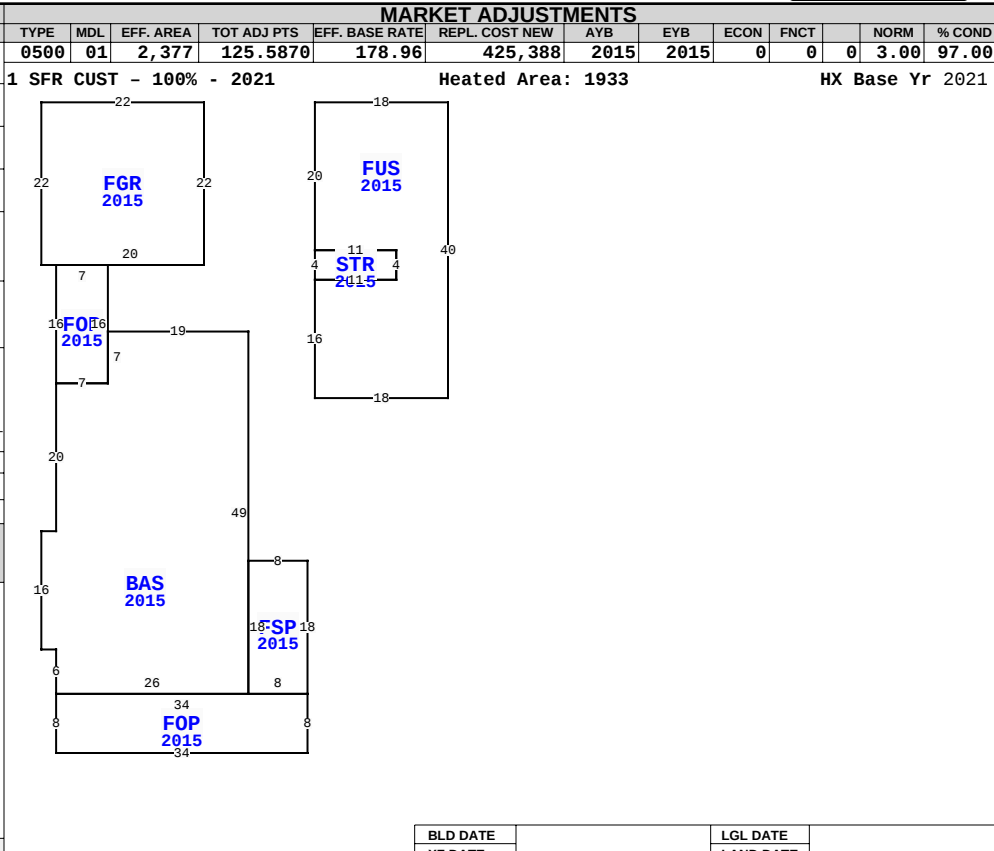
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	1,257	218,204
FGR	484	55	266	46,175
FOP	112	30	34	5,902
FOP	272	30	82	14,235
FSP	144	40	58	10,069
FUS	676	100	676	117,348
STR	44	10	4	695
TOTALS	2,989		2,377	412,626

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	162.00	SF	6.50	6.50	100	2015
2	0825	BRICK	0 100	0	0	90.00	SF	12.50	12.50	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	45.00	FF	1.00



TOTAL OB/XF											
1572 NOLEN LN, FERNANDINA BEACH											

TOTAL OB/XF											
2,125											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		412,626	
TOTAL MARKET OB/XF VALUE		2,125	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		549,751	
SOH/AGL Deduction		115,000	
ASSESSED VALUE		434,751	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		384,751	
TOTAL JUST VALUE		549,751	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		517,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142731	NEW CONSTR	265,000	12/31/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2374/0949	7/02/2020	WD	Q	I	01
GRANTOR: SHOOK RICKY E					585,000
GRANTEE: HIGGINBOTHAM BRETT					
1631/1412	7/21/2009	WD	Q	V	01
GRANTOR: AMELIA PARK DEVELOPME					60,000
GRANTEE: SHOOK RICKY E & DIA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2015] W22 S22 E2 FOP=[YR=2015] S16 BAS=[YR=2015] S20 W2 S16 E2 S6 FOP=[YR=2015] S8 E34 N8 FSP=[YR=2015] N18 W8 S18 E8\$ W34\$ E26 N49 W19 S7 W7\$ E7 N16 W7\$ E20 N22\$ PTR= E15 FUS=[YR=2015] E18 S40 W18 N16 STR=[YR=2015] N4 E11 S4 W11\$ E11 N4 W11 N20\$ W15\$.											