

HARDING-BOYLAN KIM &/BOYLAN JOHN S
1596 PARK LN
FERNANDINA BEACH, FL 32034

00-00-31-102P-0010-01A0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 90										0320 12 2,372 231.4368 219.86 521,508 2002 2002 0 0 9.95 90.05										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 10										1 TOWNHOUSE - 100% - 2015 Heated Area: 1954 HX Base Yr 2015										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 469,618									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 6,145									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 96,000									
Interior Floo 14 CARPET 60																				TOTAL MARKET VALUE 571,763									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 270,476									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 301,287									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 251,287									
Bathrooms 2.5 100																				TOTAL JUST VALUE 571,763									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 462,381									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				012485 NEW CONSTR 0 11/13/2001									
MAP NUM MKT AREA 01																				20010806 NEW CONSTR 111,180 04/30/2001									
NEIGHBORHOOD/LOC 1031.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 1,237 100 1,237 244,906																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
FDG 450 60 270 53,455																				1903/1465 2/19/2014 WD Q I 02 295,000									
FOP 126 30 38 7,524																				GRANTOR: HARRIS JOHN R & BARBA									
FOP 126 30 38 7,524																				GRANTEE: HARDING-BOYLAN KIM									
FOP 241 30 72 14,255																				0963/1801 12/27/2000 WD Q V 34,500									
FUS 717 100 717 141,955																				GRANTOR: BRYLEN HOMES LTD									
																				GRANTEE: HARRIS JOHN R & BAR									
TOTALS 2,897 2,372 469,618																				BUILDING NOTES									
EXTRA FEATURES										1596 PARK LN, 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2002 2002 3 87 3,045																													
2 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2002 2002 3 21 210																													
3 0810 CONCRETE A 0 100 15 17 255.00 SF 6.50 6.50 100 2002 2002 3 83 1,376																													
4 0810 CONCRETE A 0 100 5 6 30.00 SF 6.50 6.50 100 2002 2002 3 83 162																													
5 0819 CONC 12" 0 100 2 6 12.00 SF 9.50 9.50 100 2002 2002 3 83 95																													
6 0476 VF 6 SBPL 0 100 0 0 55.00 LF 32.00 32.00 100 2002 2002 3 61 1,074																													
7 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2002 2002 3 61 183																													
LAND DESCRIPTION										TOTAL OB/XF 6,145																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 PUD 0.00 0.00 32.00 FF 1.00 1.00 1.00 3,000.00 3,000.00 96,000																													
REVIEW DATE 04/02/2018 BY DJX										Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000										PRINTED 08/02/2023 BY SYS									