LOT 34
IN OR 720 PG 1239
FOREST HILLS #1 PB 2/76

HOLLOWAY SHARON L
408 STANLEY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

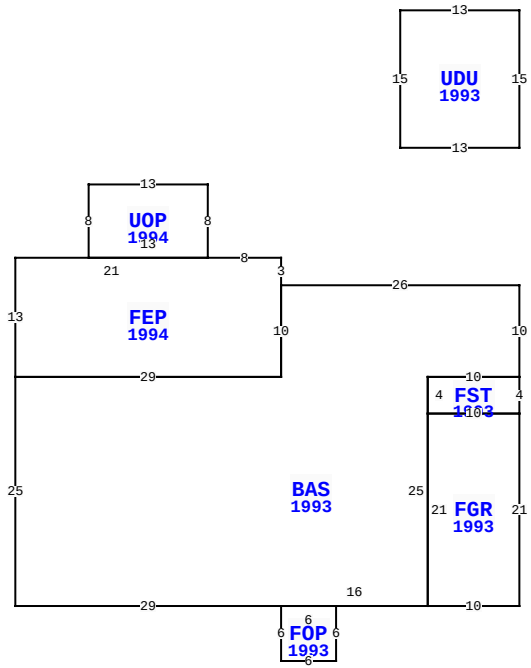
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,385	100	1,385	103,326
FEP	377	80	302	22,531
FGR	210	55	116	8,654
FOP	36	30	11	821
FST	40	55	22	1,641
UDU	195	55	107	7,983
UOP	104	20	21	1,566
TOTALS	2,347		1,964	146,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	108.5546	97.97	192,413	1953	1990	0	0	0	23.85	76.15

1 SINGLE FAM – 100% - 1999 Heated Area: 1385 HX Base Yr 1999



408 STANLEY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		146,522
TOTAL MARKET OB/XF VALUE		6,466
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		377,988
SOH/AGL Deduction		266,485
ASSESSED VALUE		111,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,503
TOTAL JUST VALUE		377,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110902	XFOB	3,000	06/06/2011
990841	REPAIR/RRF	0	07/15/1999
983083	REPAIR/RRF	5,000	01/28/1998
9202	REMODEL	2,500	07/18/1995
6698	REPAIR/RRF	1,900	08/12/1991
973	H/AC	3,100	10/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0720/1239	12/27/1994	WD	Q	I		69,000

GRANTOR: FIVEASH MOENA PERDUE

GRANTEE: HOLLOWAY SHARON L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26FEP=[YR=1994] N3W8 UOP=[YR=1994] N8W13S8E13$ W21S13E29 N10$ S10 W29 S25 E29 FOP=[YR=1993] S6 E6 N6 W6 $ E16 FGR=[YR=1993] E10 N21 FST=[YR=1993] N4 W10S4 E10 $ W10 S21 $ N25 E10 N10$ PTR= N15 UDU=[YR=1993] N15 W13 S15E13$ S15$.

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	0825	BRICK	0	100	25	2	50.00	SF	12.50	12.50	100	1980	1980	3	75	469	
2	0810	CONCRETE A	0	100	31	7	217.00	SF	6.50	6.50	100	1953	1953	3	20	282	
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	1983	1983	3	44	801	
5	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	100	1995	1995	3	72	4,914	

LAND DESCRIPTION

TOTAL OB/XF 6,466

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	0006	R-1	90.00	200.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS