LOT 12
LAKEWOOD #4 PB 5/245

ACE SANDRA L L/E/
2202 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0012-0000

BUILDING CHARACTERISTICS

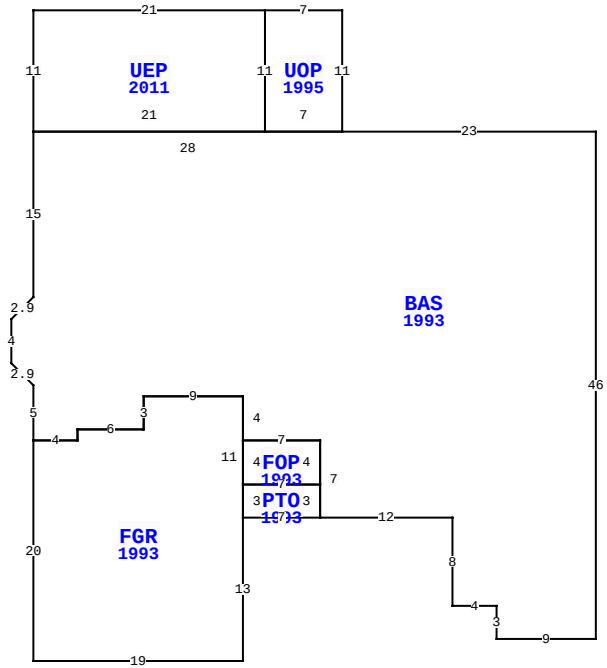
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	1,704	201,910
FGR	422	55	232	27,490
FOP	28	30	8	948
PTO	21	5	1	119
UEP	231	60	139	16,471
UOP	77	20	15	1,777
TOTALS	2,483		2,099	248,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	118.3644	140.56	295,035	1989	1989	0	0	0	15.70	84.30

1 SNGL FAM – 100% - 2022 Heated Area: 1704 HX Base Yr 2022



2202 WILL HARDEE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,715
TOTAL MARKET OB/XF VALUE		4,769
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		383,484
SOH/AGL Deduction		0
ASSESSED VALUE		383,484
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		328,484
TOTAL JUST VALUE		383,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8887	REMODEL	4,000	02/22/1995
5478	NEW CONSTR	53,450	07/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0374	3/14/2023	LE	U	I	11	100
GRANTOR: ACE SANDRA L						
GRANTEE: ACE AMANDA ERIN						
2497/0195	9/14/2021	WD	Q	I	01	500,000
GRANTOR: NIPPER JUSTIN & MARIE						
GRANTEE: ACE SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 UOP=[YR=1995] N11 W7 UEP=[YR=2011] W21 S11 E21 N11 $ S11 E7 $ W28 S15 L2 D2 S4 R2 D2 S5 FGR=[YR=1993] S20 E19 N13 PTO=[YR=1993] E7N3 FOP=[YR=1993] N4 W7 S4 E7 $ W7 S3$ N11 W9 S3 W6 S1 W4 $ E4 N1 E6 N3 E9 S4 E7 S7 E12 S8 E4 S3E9 N46 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,333	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1995	1995	3	72	56	

LAND DESCRIPTION

TOTAL OB/XF 4,769

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS