

LOT 15
IN OR 2200/770
LAKEWOOD #4 PB 5/245

THOMASON TARA
2232 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

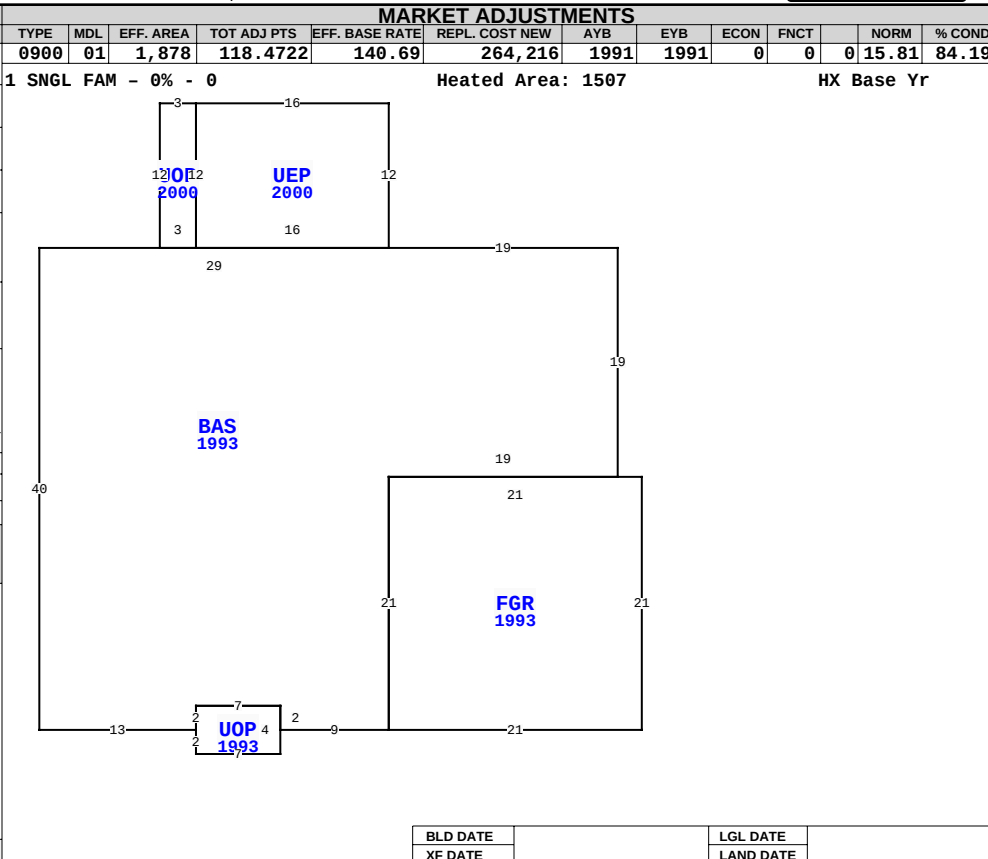
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,507	100	1,507	178,500
FGR	441	55	243	28,783
UEP	192	60	115	13,621
UOP	28	20	6	711
UOP	36	20	7	829
TOTALS	2,204		1,878	222,443

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	1991	1991	3	64	2,160	

LAND DESCRIPTION			TOTAL OB/XF 4,680														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0			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



2232 WILL HARDEE RD, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
649.00	SF	5.20	5.20	100	1991	1991	3	64	2,160	

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		222,443			
TOTAL MARKET OB/XF VALUE		4,680			
TOTAL LAND VALUE - MARKET		130,000			
TOTAL MARKET VALUE		357,123			
SOH/AGL Deduction		63,597			
ASSESSED VALUE		293,526			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		293,526			
TOTAL JUST VALUE		357,123			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		361,172			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002997	REMODEL	2,393	05/18/2000
6400	NEW CONSTR	64,000	03/06/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/0770	3/27/2017	PR U	I	I	19	100
GRANTOR: THOMASON TARA P/R						
GRANTEE: THOMASON TARA						
1583/0194	8/15/2008	FJ U	I	I	11	0
GRANTOR: THOMASON JOSEPH D EST						
GRANTEE: HIGGINBOTHAM TARA						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W19 UEP=[YR=2000] N12 W16 UOP=[YR=2000] W3 S12 E3 N12\$ S12 E16 \$ W29 S40 E13 UOP=[YR=1993] S2 E7 N4 W7 S2 \$ N2 E7 S2 E9 FGR=[YR=1993] E21 N21 W21 S21 \$ N21E19 N19 \$.						

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