LOT 7
IN OR 1006/833
LAKEWOOD #5 PB 5/380

VENNES EVELYN J CARDENAS
2355 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0007-0000

BUILDING CHARACTERISTICS

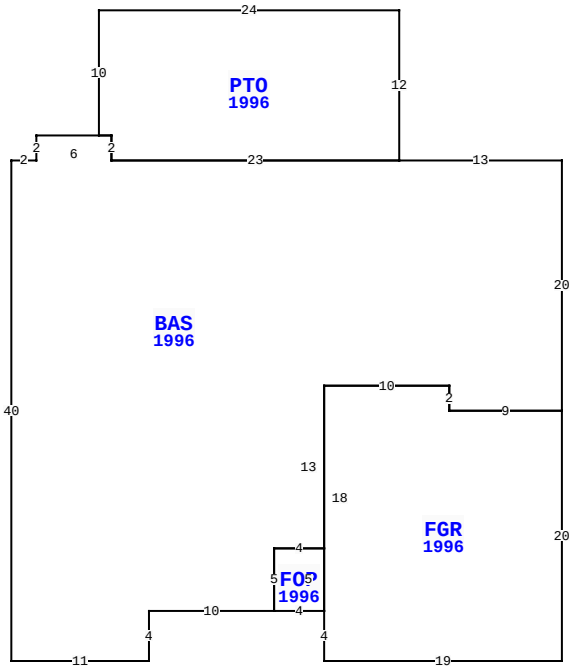
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1,296	164,220
FGR	400	55	220	27,877
FOP	20	30	6	760
PTO	286	5	14	1,774
TOTALS	2,002		1,536	194,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,536	122.2980	145.23	223,073	1996	1996	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 1997 Heated Area: 1296 HX Base Yr 1997



2355 WILL HARDEE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,631
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		143,000
TOTAL MARKET VALUE		340,657
SOH/AGL Deduction		215,832
ASSESSED VALUE		124,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,825
TOTAL JUST VALUE		340,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610022	NEW CONSTR	81,360	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/0833	9/05/2001	WD	U	I	06	100
GRANTOR: CARDENAS RAFAEL & EVE						
GRANTEE: CARDENAS EVELYN J						
0780/1473	12/30/1996	WD	Q	I		96,800
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CARDENAS RAFAEL & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W13 PTO=[YR=1996] N12 W24 S10 E1 S2 E23$ W23 N2 W6 S2 W2 S40 E11 N4 E10 FOP=[YR=1996] E4 FGR=[YR=1996] S4 E19 N20 W9 N2 W10 S18$ N5 W4 S5$ N5 E4 N13 E10 S2 E9 N20$.

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	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	100	1996	1996	3	73	2,836	
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	1996	1996	3	73	190	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	143,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000 PRINTED 08/02/2023 BY SYS