

SHANAHAN LAURIE ANN
2435 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

00-00-31-143C-0011-0000

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	1,278	100	1,278	161,011
FGR	418	55	230	28,977
FOP	20	30	6	756
PTO	144	5	7	882
USP	120	30	36	4,535
TOTALS	1,980		1,557	196,162

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0	0	42	672.00	SF	5.20	5.20
3	0810	CONCRETE A	0	0	11	44.00	SF	6.50	6.50
4	0810	CONCRETE A	0	0	10	100.00	SF	6.50	6.50

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,557	122.2980	145.23	226,123	1995	1995	0	0	13.25	86.75

1 SNGL FAM - 0% - 2023

Heated Area: 1278

HX Base Yr

The floor plan shows a large rectangular building footprint. Key areas are labeled: USP 2011 (blue), PTO 1995 (blue), BAS 1995 (blue), FGR 1995 (blue), and FOP 1995 (blue). Dimensions are provided for walls and setbacks. The overall footprint is approximately 32 units wide by 40 units deep. There are several smaller rectangular extensions and setbacks indicated by dimension lines.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					196,162				
TOTAL MARKET OB/XF VALUE					6,079				
TOTAL LAND VALUE - MARKET					143,000				
TOTAL MARKET VALUE					345,241				
SOH/AGL Deduction					0				
ASSESSED VALUE					345,241				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					345,241				
TOTAL JUST VALUE					345,241				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					348,116				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8799	NEW CONSTR	0	01/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1688	8/22/2022	WD	Q	I	02	474,900

GRANTOR: BARCUS RHONDA

GRANTEE: SHANAHAN LAURIE ANN

1487/0528 3/22/2007 WD Q I 270,000

GRANTOR: EI JEFFREY B ETAL

GRANTEE: HURLEY MARY K & RHO

BUILDING NOTES									
BAS=[YR=1995] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1995] N12 W12 USP=[YR=2011] W10 S12 E10 N12\$ S12 E12\$ W32 S18 FGR=[YR=1995] S22 E19 N4 FOP=[YR=1995] E4 N5 W4 S5 \$ N18 W19 \$ E19 S13 E4 S5 E10 S4 E11 N40\$.									

LAND DESCRIPTION

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	000134	C	SFR POND		0		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

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