LOT 77
CRANE ISLAND PHASE 2A
OR 2270/910

**HOILES STEPHEN N & GINA A**
75 OLD WELL ROAD
FERNANDINA BEACH, FL 32034

**2023**

**19-2N-28-1000-0077-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

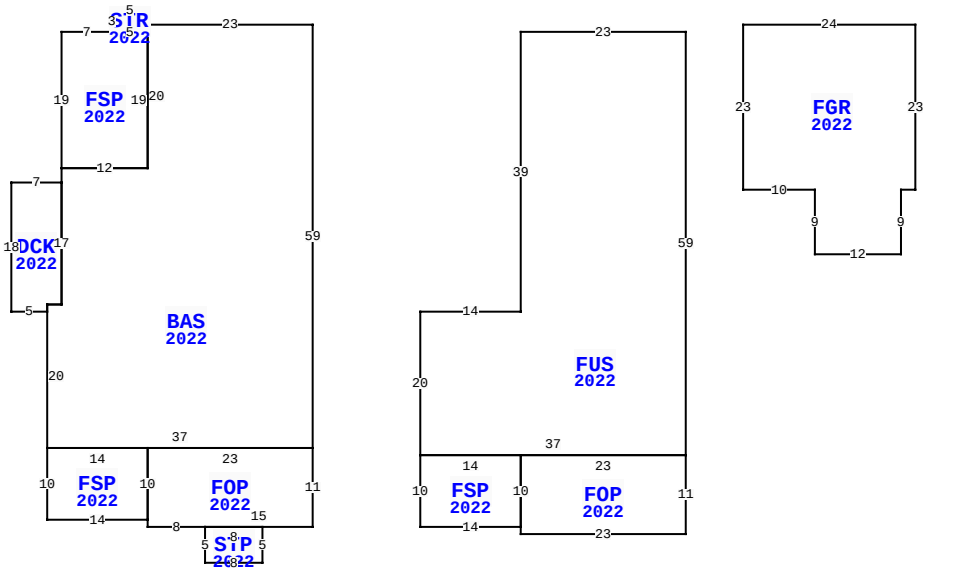
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2036.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,865 | 100 | 1,865 | 527,198 |
| DCK | 124 | 10 | 12 | 3,392 |
| FGR | 660 | 55 | 363 | 102,613 |
| FOP | 253 | 30 | 76 | 21,484 |
| FOP | 253 | 30 | 76 | 21,484 |
| FSP | 140 | 40 | 56 | 15,830 |
| FSP | 140 | 40 | 56 | 15,830 |
| FSP | 228 | 40 | 91 | 25,724 |
| FUS | 1,637 | 100 | 1,637 | 462,747 |
| STP | 40 | 10 | 4 | 1,131 |
| TOTALS | 5,355 | | 4,238 | 1,197,998 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 4,238 | 198.3731 | 282.68 | 1,197,998 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST - 100% - 2023 Heated Area: 3502 HX Base Yr 2023




** This building has 11 Sub-Areas

75 OLD WELL RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,197,998 |
| TOTAL MARKET OB/XF VALUE | | 45,060 |
| TOTAL LAND VALUE - MARKET | | 500,000 |
| TOTAL MARKET VALUE | | 1,743,058 |
| SOH/AGL Deduction | | 72,490 |
| ASSESSED VALUE | | 1,670,568 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 1,620,568 |
| TOTAL JUST VALUE | | 1,743,058 |
| NCON VALUE | | 1,192,888 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 425,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200898 | NEW CONSTR | 0 | 02/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2566/1736 | 5/31/2022 | WD | Q | I | 01 | 2,150,000 |
| GRANTOR: PLANTATION HOUSING CO | | | | | | |
| GRANTEE: HOILES STEPHEN N & | | | | | | |
| 2431/1345 | 2/05/2021 | WD | U | V | 11 | 100 |
| GRANTOR: CRANE ISLAND MODEL HO | | | | | | |
| GRANTEE: PLANTATION HOUSING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W23 STR=[YR=2022] N2 W5 S3 FSP=[YR=2022] W7 S19 E12 N19 W5$ E5 N1$ S20 W12 S2 DCK=[YR=2022] W7 S18 E5 N1 E2 N17$ S17 W2 S20 FSP=[YR=2022] S10 E14 FOP=[YR=2022] S1 E8 STP=[YR=2022] S5 E8 N5 W8$ E15 N11 W23 S10$ N10 W14$ E37 N59$ PTR=E15 S40 FUS=[YR=2022] E14 N39 E23 S59 FOP=[YR=2022] S11 W23 N1 FSP=[YR=2022] W14 N10 E14 S10$ N10 E23$ W37 N20$ N40 W15$ PTR=E60 FGR=[YR=2022] E24 S23 W2 S9 W12 N9 W10 N23$ W60$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 100 | 2,000 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,806.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 18,060 | |
| 3 | 0410 | ELEVATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 25,000.00 | 25,000.00 | 100 | 2022 | 2022 | 3 | 100 | 25,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,060

| 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 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |

REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS