



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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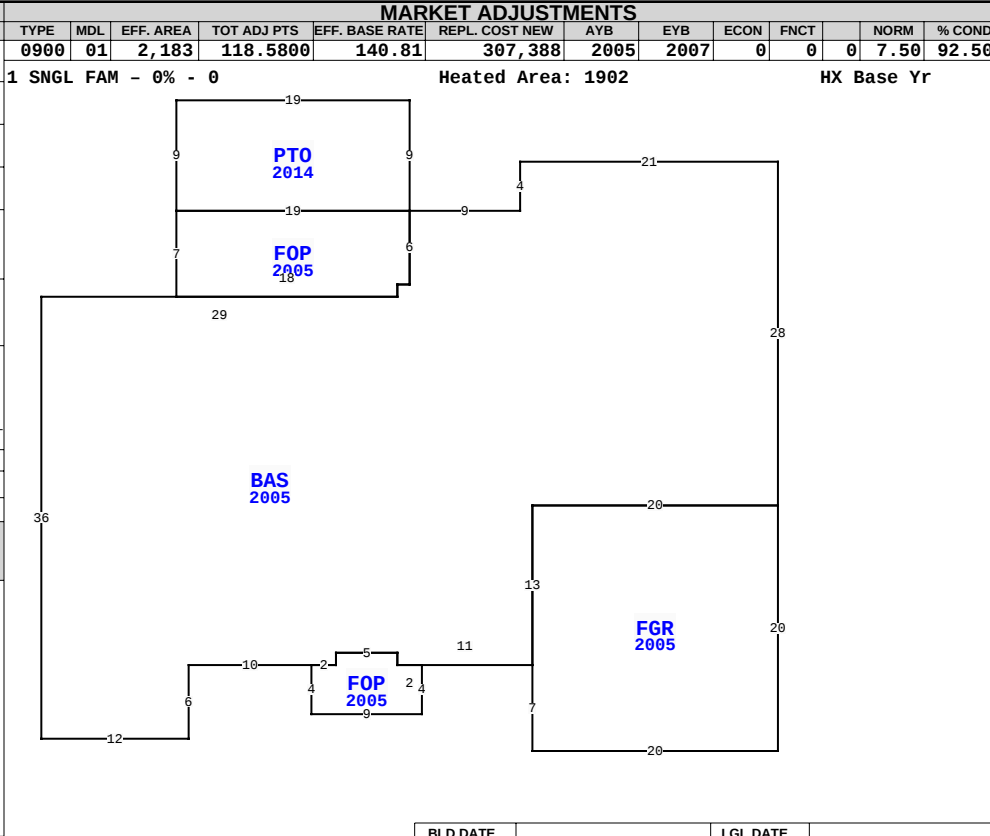
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	247,734
FGR	400	55	220	28,655
FOP	41	30	12	1,563
FOP	132	30	40	5,210
PTO	171	5	9	1,172
TOTALS	2,646		2,183	284,334

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	684.00	SF	5.20	100	2005	2005	3	87	3,094	
3	0911	SCRN RM A	0	0	9	19	171.00	SF	17.50	100	2014	2014	3	70	2,095	
4	0476	VF 6 SBPL	0	0	0	0	90.00	LF	32.00	100	2014	2014	3	89	2,563	

LAND DESCRIPTION			TOTAL OB/XF 10,902													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

REVIEW DATE	04/25/2018	BY	KW	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000	PRINTED 08/02/2023 BY	SY
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32041 HIBISCUS PARKE CT, FERNANDINA BEACH

TOTAL OB/XF			10,902													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,334	
TOTAL MARKET OB/XF VALUE		10,902	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		360,236	
SOH/AGL Deduction		45,332	
ASSESSED VALUE		314,904	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,904	
TOTAL JUST VALUE		360,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101564	REPAIR/RRF	13,000	02/01/2021
B1428208	SCRNENCL	3,785	01/01/2014

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R2101564	REPAIR/RRF	13,000	02/01/2021
B1428208	SCRNENCL	3,785	01/01/2014

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2005] W21 S4 W9PTO=[YR=2014] N9 W19 S9 E19 \$
FOP=[YR=2005] W19 S7 E18 N1 E1 N6\$ S6 W1 S1 W29 S36 E12 N6
E10 FOP=[YR=2005] S4E9 N4 W2 N1 W5 S1 W2 \$ E2 N1 E5 S1 E11
FGR=[YR=2005] S7 E20 N20 W20 S13 \$ N13 E20 N28 \$.