LOT 16
IN OR 323 PG 265
FPL ESMT OR 401/332

WILLIAMS BONNIE
95331 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-4950-0016-0000

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	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

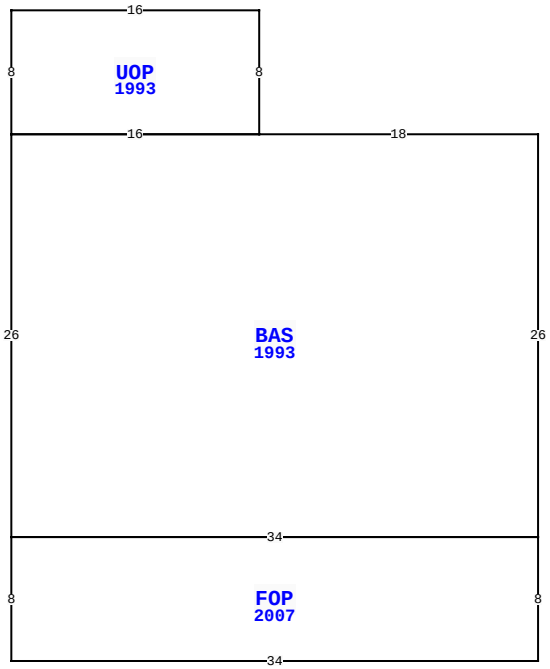
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	55,663
FOP	272	30	82	5,163
UOP	128	20	26	1,637
TOTALS	1,284		992	62,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	992	102.6000	92.60	91,859	1983	1983	0	0	15	17.00	68.00

1 SINGLE FAM – 100% - 1982 Heated Area: 884 HX Base Yr 1982



95331 MARC ANTHONY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,464
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,750
TOTAL MARKET VALUE		153,214
SOH/AGL Deduction		95,210
ASSESSED VALUE		58,004
TOTAL EXEMPTION VALUE	HX HB WX	38,004
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		153,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0323/0265	10/01/1980	WD	Q	V		4,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N8 W16 S8 E16$ W16 S26
FOP=[YR=2007] S8 E34 N8 W34$ E34 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,750							

REVIEW DATE 06/28/2022 BY KW Total Acres: 1.21 Total Land Value: 90,750 Market: 0 Agricultural: 0 Common: 90,750 PRINTED 08/02/2023 BY SYS