LOT 18
IN OR 1709/1055
EX R/W OR 400/807

CONNER JOHN W EST
95275 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-4950-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

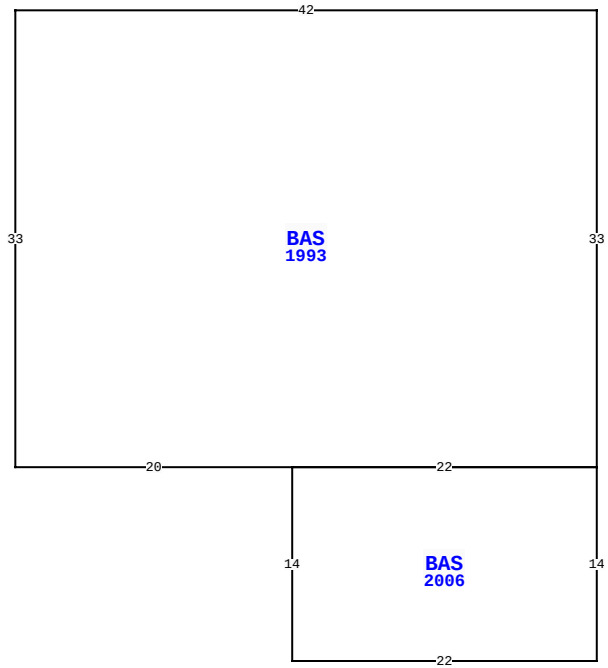
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	118,832
BAS	308	100	308	26,407
TOTALS	1,694		1,694	145,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	115.5000	104.24	176,583	1974	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1694 HX Base Yr



95275 MARC ANTHONY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	145,240
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	236,955
SOH/AGL Deduction	60,026
ASSESSED VALUE	176,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,929
TOTAL JUST VALUE	236,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/1055	11/10/2010	QC	U	I	11	100
GRANTOR: CONNER JOHN W & JUNE						
GRANTEE: CONNER JOHN W						
1363/1422	11/01/2005	QC	U	I	06	100
GRANTOR: CONNER JOHN W						
GRANTEE: CONNER JOHN & JUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S33 E20 BAS=[YR=2006] S14 E22 N14W22$ E22 N33$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	75,000.00	75,000.00	90,000							

REVIEW DATE 03/29/2019 BY KWA Total Acres: 1.20 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS