BLOCK 2 LOT 18
WILLOW BRANCH ACRES PB 4/58

DAY DARLA G
95139 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2023

31-2N-28-4955-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

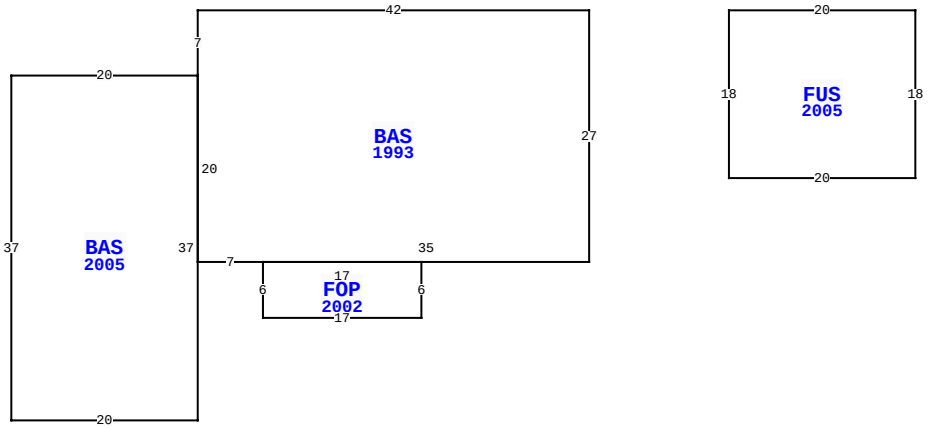
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	135,376
BAS	740	100	740	88,340
FOP	102	30	31	3,701
FUS	360	100	360	42,977
TOTALS	2,336		2,265	270,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,265	109.2700	129.76	293,906	1978	2005	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2234 HX Base Yr



95139 HENDRICKS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	292,699
TOTAL MARKET OB/XF VALUE	24,190
TOTAL LAND VALUE - MARKET	73,500
TOTAL MARKET VALUE	390,389
SOH/AGL Deduction	97,655
ASSESSED VALUE	292,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,734
TOTAL JUST VALUE	390,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973924	XFOB	6,885	05/01/1997
8455	REPAIR/RRF	500	10/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/1540	9/26/2019	WD	Q	I	01	274,000
GRANTOR: COLUCCI KEITH L						
GRANTEE: DAY DARLA G						
1680/1063	5/14/2010	WD	Q	I	02	142,000
GRANTOR: GREGORY JASON D						
GRANTEE: COLUCCI KEITH L						

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
3	1242	WD DECK A	0	0	0	0	949.00	SF	10.00	10.00	100	1997	1997	3	20	1,898	
7	0812	CONCRETE C	0	0	0	0	1,666.00	SF	4.00	4.00	100	2002	2002	3	83	5,531	
9	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	2010	2010	3	64	614	
10	0681	POLE SHED	0	0	25	10	250.00	SF	15.00	15.00	100	2010	2010	3	64	2,400	
11	0462	ST/AL FNC	0	0	0	0	2,148.00	SF	10.00	10.00	100	2010	2010	3	64	13,747	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S7 BAS=[YR=2005] W20 S37 E20 N37 $ S20 E7
FOP=[YR=2002] S6 E17 N6 W17 $ E35 N27 $ PTR= E15
FUS=[YR=2005] E20 S18 W20 N18 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 24,190

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	0	0005	OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	75,000.00	75,000.00	73,500							

REVIEW DATE 01/30/2019 BY KWA Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

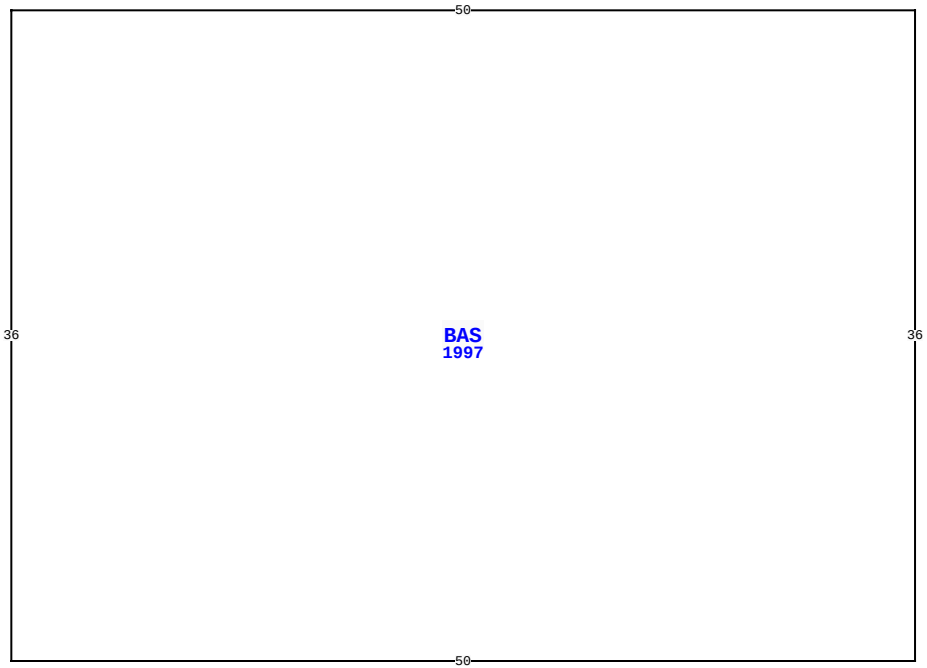
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	22,305
TOTALS	1,800		1,800	22,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	62.1000	21.74	39,132	1997	1997	0	0	0	43.00	57.00

2 GARAGE RES – 0% - 0 Heated Area: 1800 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: GREGORY JASON D						
GRANTEE: COLUCCI KEITH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W50S36E50N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/30/2019 BY KWA Total Acres: 0.98 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS