

PT SE1/4 OF NW1/4
SEC 32-2N-28E IN OR 2130/1244 &
OR 2611/1192

ROACH JAMES D & ASHLEY QUINLAN
95125 BLUE LN
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4005.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	182,968
BAS	136	100	136	18,018
DCK	176	10	18	2,385
FOP	296	30	89	11,792
FSP	160	40	64	8,480
FUS	516	100	516	68,364

TOTALS	2,665		2,204	292,006
--------	-------	--	-------	---------

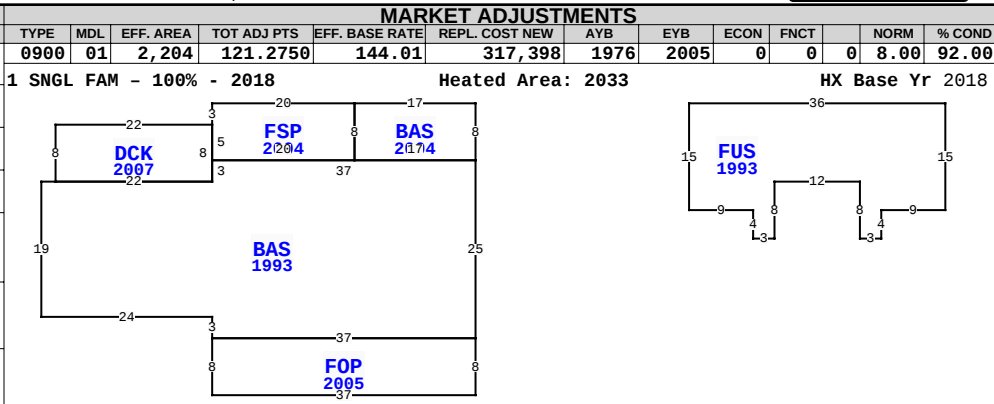
EXTRA FEATURES

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
1	0570	JUNK HOUSE	0 100	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	100	500	
2	0200	BARN WD 0-	0 100	0	0	510.00	SF	15.00	15.00	100	1980	1980	3	20	1,530	
3	0940	SHEDS/PORT	0 100	15	13	195.00	SF	20.10	20.10	100	1990	1990	3	20	784	
6	0300	BOAT DCK W	0 100	8	14	112.00	SF	40.00	40.00	100	1992	1992	3	20	896	
7	0681	POLE SHED	0 100	0	0	1,936.00	SF	15.00	15.00	100	2004	2004	3	40	11,616	
8	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00	100	2004	2004	3	40	1,728	
9	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00	100	2004	2004	3	40	1,728	
10	0473	VF 3 RAIL	0 100	0	0	1,064.00	LF	7.50	7.50	100	2005	2005	3	69	5,506	
11	0479	VF PICKET	0 100	0	0	294.00	LF	10.00	10.00	100	2005	2005	3	69	2,029	
12	0350	CARPORT WD	0 100	35	30	1,050.00	SF	13.00	13.00	100	2006	2006	3	31	4,232	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	375,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	440.00	440.00	642							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	1.46	AC		1.00	1.00	1.00	75,000.00	75,000.00	109,500							

REVIEW DATE 07/25/2023 BY NW



95125 BLUE LN, FERNANDINA BEACH

BLD DATE	01/15/2008
XF DATE	01/15/2008
INC DATE	

RK	LGL DATE	
RK	LAND DATE	05/30/2023
	AG DATE	MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,204	121.2750	144.01	317,398	1976	2005	0	0	8.00	92.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		375,717	
TOTAL MARKET OB/XF VALUE		36,614	
TOTAL LAND VALUE - MARKET		484,500	
TOTAL MARKET VALUE		787,973	
SOH/AGL Deduction		347,304	
ASSESSED VALUE		440,669	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		390,669	
TOTAL JUST VALUE		896,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18422	ADDITION	0	08/01/2006
E14369	ELEC OTHER	0	02/01/2005
5755	CHNGE SRVC	0	03/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1192	1/04/2023	WD	Q	V	02	95,000

GRANTOR: OSBORNE RODNEY & SHER
GRANTEE: ROACH JAMES D JR &
2130/1244 6/30/2017 WD Q I 01 490,000
GRANTOR: HICKOX A MICHAEL & ER
GRANTEE: ROACH JAMES D & ASH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FSP=[YR=2004] W20 S3 DCK=[YR=2007] W22 S8 BAS=[YR=1993] W2 S19 E24 S3 FOP=[YR=2005] S8 E37 N8 W37 \$ E37 N25 W37 S3 W22 \$ E22 N8 \$ S5 E20 N8 \$ S8 E17 N8 \$ PTR= E30 FUS=[YR=1993] E36 S15 W9 S4 W3 N8 W12 S8 W3 N4 W9 N15 \$ W30 \$.

TOTAL OB/XF 30,549

Total Acres: 6.46 Total Land Value: 375,642 Market: 109,500 Agricultural: 642 Common: 375,000 PRINTED 08/02/2023 BY SYS

ROACH JAMES D & ASHLEY QUINLAN
95125 BLUE LN
FERNANDINA BEACH, FL 32034

32-2N-28-0000-0008-0000

[illegible]