LOT 2
AMELIA BAY ESTATES PB 7/4
ESMT PT OR 1397/1057

GREEN LISA L
95051 BROOKHILL PL
FERNANDINA BEACH, FL 32034

2023

32-2N-28-005A-0002-0000

BUILDING CHARACTERISTICS

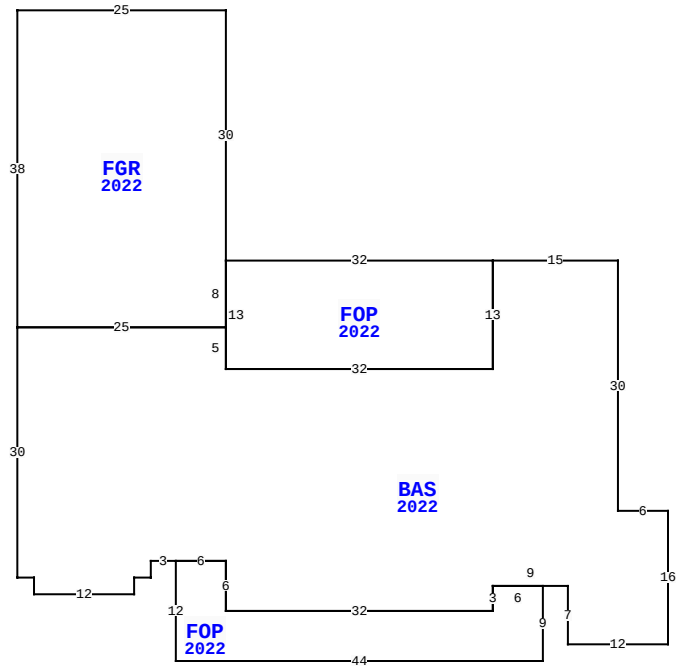
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2,407	417,807
FGR	950	55	522	90,609
FOP	318	30	95	16,490
FOP	416	30	125	21,698
TOTALS	4,091		3,149	546,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,149	121.8126	173.58	546,603	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 2407 HX Base Yr 2023



95051 BROOKHILL PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 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		546,603
TOTAL MARKET OB/XF VALUE		77,835
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		699,438
SOH/AGL Deduction		0
ASSESSED VALUE		699,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		649,438
TOTAL JUST VALUE		699,438
NCON VALUE		624,438
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109334	CO ISSUED	0	01/26/2022
B2116508	SWIM POOL	73,602	11/29/2021
B2109334	NEW CONSTR	379,209	07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1461	5/19/2023	WD	Q	I	01	880,000
GRANTOR: HARRIMAN KEVIN C & CH						
GRANTEE: GREEN LISA L						
2362/1197	5/18/2020	WD	Q	V	01	68,800
GRANTOR: GUNNELL PETE B & BENJ						
GRANTEE: HARRIMAN KEVIN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W32 FGR=[YR=2022] N30 W25 S38 E25 N8$ S13 E32 N13$ S13 W32 N5 W25 S30 E2 S2 E12 N2 E2 N2 E3 FOP=[YR=2022] S12 E44 N9 W6 S3 W32 N6 W6$ E6 S6 E32 N3 E9 S7 E12 N16 W6 N30$.

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	0855	CONC PAVER	0	100	0	0	2,426.00	SF	10.00	10.00	100	2022	2022	3	100	24,260	
2	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2022	2022	3	100	1,600	
3	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00	85.00	100	2022	2022	3	100	32,725	
4	0855	CONC PAVER	0	100	0	0	1,025.00	SF	10.00	10.00	100	2022	2022	3	100	10,250	
5	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	4,000	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 77,835

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	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS