LOT 45
PT OR 735/853
R621701 & R621702

KOHLENBERGER GLENDA EST
85034 ADMIRAL AV
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0045-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

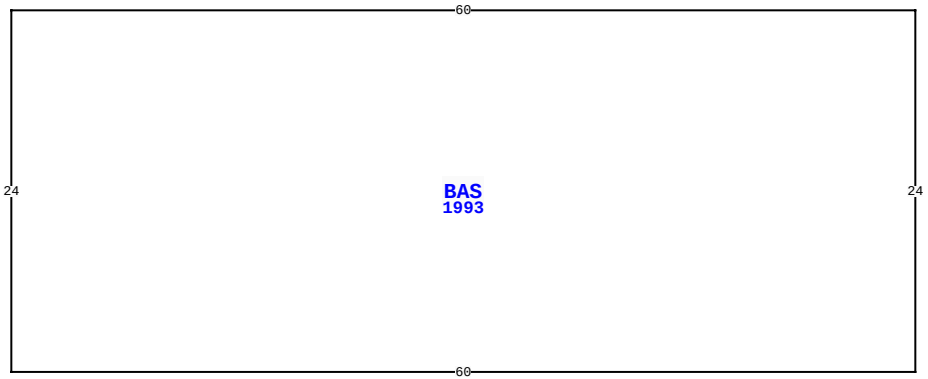
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	33,022
TOTALS	1,440		1,440	33,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	117.6000	76.44	110,074	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



85034 ADMIRAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 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	33,022
TOTAL MARKET OB/XF VALUE	13,422
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	131,444
SOH/AGL Deduction	45,019
ASSESSED VALUE	86,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,425
TOTAL JUST VALUE	131,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24358	ADDITION	12,371	02/01/2011
E007379	CHNGE SRVC	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/0853	8/02/1995	WD	U	I	10	7,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: KOHLENBERGER DAVID						
0735/0848	8/02/1995	WD	U	I	10	6,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: KOHLENBERGER DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24 $.

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	0940	SHEDS/PORT	0	0	12	24	288.00	SF	20.10	20.10	100	1978	1978	3	20	1,158	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	2002	2002	3	21	605	
4	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00	35.00	100	2011	2011	3	68	9,139	

LAND DESCRIPTION

TOTAL OB/XF 13,422

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS