PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 1998/1158
BEING EXHIBIT "A"&"B"

SRESOVICH BETTY O TRUST/SRESOVICH LUKE D TRUSTEE
96195 NEW HOPE LANE
FERNANDINA BEACH, FL 32034

2023

39-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

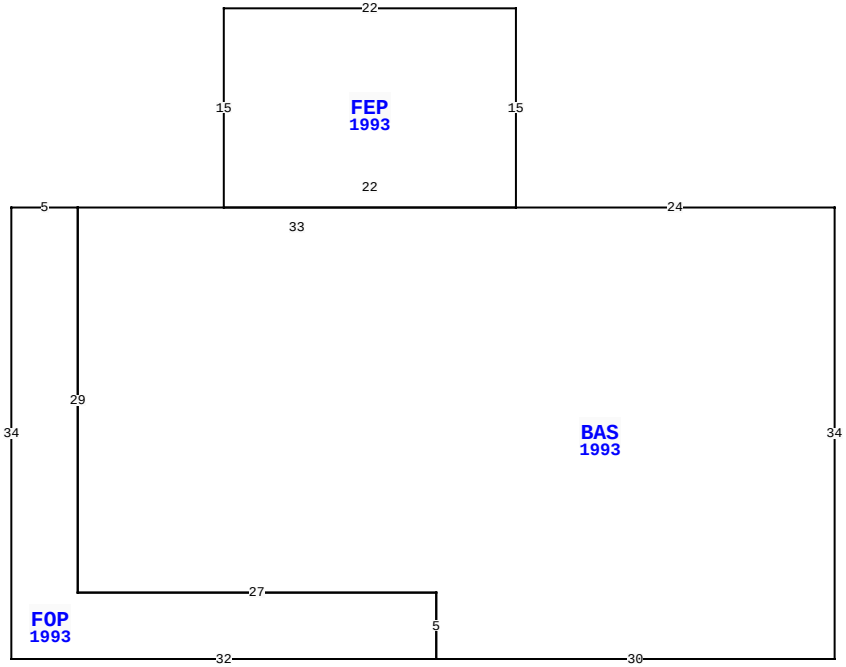
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	117,468
FEP	330	80	264	17,200
FOP	305	30	92	5,994
TOTALS	2,438		2,159	140,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	83.8880	99.62	215,080	1961	1961	0	0	0	34.60	65.40

1 SNGL FAM – 0% - 0 Heated Area: 1803 HX Base Yr



96235 NEW HOPE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,662
TOTAL MARKET OB/XF VALUE	66,645
TOTAL LAND VALUE - MARKET	1,010,000
TOTAL MARKET VALUE	376,657
SOH/AGL Deduction	107,473
ASSESSED VALUE	269,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,184
TOTAL JUST VALUE	1,217,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963238	CHNGE SRVC	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1999/1183	8/27/2015	PD	U	I	11	100
GRANTOR: SRESOVICH BETTY O EST						
GRANTEE: BETTY O SRESOVICH R						
1998/1158	8/24/2015	FJ	U	I	11	100
GRANTOR: SRESOVICH BETTY O EST						
GRANTEE: BETTY O SRESOVICH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=1993] N15 W22 S15 E22$ W33
FOP=[YR=1993] W5 S34 E32 N5 W27 N29 $ S29 E27 S5 E30 N34 $.

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	0350	CARPORT WD	0	0	30	10	300.00	SF	13.00	13.00	100	1985	1985	3	20	780	
2	0300	BOAT DCK W	0	0	0	0	1,264.00	SF	40.00	40.00	100	2010	2010	3	64	32,358	
3	0511	GARAGE CB-	0	0	25	30	750.00	SF	40.00	40.00	100	1961	1961	3	20	6,000	
4	0350	CARPORT WD	0	0	20	32	640.00	SF	13.00	13.00	100	1985	1985	3	20	1,664	
5	0511	GARAGE CB-	0	0	37	32	1,184.00	SF	40.00	40.00	100	1985	1985	3	49.5	23,443	
6	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	2010	2010	3	50	1,560	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	24	840	

LAND DESCRIPTION

TOTAL OB/XF 66,645

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	000130	C	SFR WATER	0		RS-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	160,000.00	160,000.00	160,000							
2	005500	A	TIMBER 2 SI	0		RS-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	550.00	550.00	9,350							
3	009910	M	MKT.VAL.AG	0		RS-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	850,000							

REVIEW DATE 05/24/2018 BY KWX Total Acres: 18.00 Total Land Value: 169,350 Market: 850,000 Agricultural: 9,350 Common: 160,000 PRINTED 08/02/2023 BY SYS