

OLIVER JONATHAN D & HANNAH B
942564 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0047-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall015

CONC BLOCK 70

Exterior Wall005

AVERAGE 30

Roof Structure003

GABLE/HIP 100

Roof Cover003

COMP SHNGL 100

Interior Wall005

DRYWALL 100

Interior Floor011

CLAY TILE 100

Air Condition003

CENTRAL 100

Heating Type004

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

WOOD FRAME 100

Stories Units

1. 1. 100
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 AREA04

NEIGHBORHOOD/LOC

4005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,152

100

1,152

102,804

BAS

350

100

350

31,234

BAS

130

100

130

11,601

FOP

32

30

10

893

TOTALS

1,664

1,642

146,531

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 0810 CONCRETE A 0 100 0 0 296.00 SF 6.50 6.50 100 1983 1983 3 44 847

LAND DESCRIPTION

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

1 000100 C SFR 100 RS-2 152.00 205.00 1.00 LT 1.00 1.00 0.90 45,000.00 40,500.00 40,500

REVIEW DATE 02/29/2016 BY KW Total Acres: 0.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% NORM% COND

0100011,642117.4020105.96173,986196219900015.7884.22

1 SINGLE FAM - 100% - 2022 Heated Area: 1632 HX Base Yr 2022

Diagram showing building footprint with dimensions and area calculations.

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE

1998/01068/14/2015WDQI01137,500

GRANTOR: REGISTER INVESCO LLC

GRANTEE: OLIVER JONATHAN D &

1952/037412/12/2014CTUI1865,100

GRANTOR: CLERK OF COURT

GRANTEE: REGISTER INVESCO LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 BAS=[YR=2007] W35 S10 BAS=[YR=1993] S24 E15 FOP=[YR=2015] S4 E8 N4 W8\$ E33 N24 W48 \$ E35N10 \$ S10 E13 N10 \$.