

IN OR 1593/1116
EX 49-15

OLIVER OMER & SANDRA W
96003 NELSON ROAD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0049-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4									
																	VALUATION SUMMARY									
VALUATION BY																	STANDARD									
Tax Group: 4																	Tax Dist:									
BUILDING MARKET VALUE																	0									
TOTAL MARKET OB/XF VALUE																	0									
TOTAL LAND VALUE - MARKET																	52,800									
TOTAL MARKET VALUE																	52,800									
SOH/AGL Deduction																	23,373									
ASSESSED VALUE																	29,427									
TOTAL EXEMPTION VALUE																	0									
BASE TAXABLE VALUE																	29,427									
TOTAL JUST VALUE																	52,800									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	35,200									
DOR CODE																	0000 VACANT									
MAP NUM																	MKT AREA 04									
NEIGHBORHOOD/LOC																	4005.00									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM	DESCRIPTION	AMT	ISSUED						
																	E16505	ELEC OTHER	2,000	01/01/2006						
																	M10801	MECH OTHER	0	12/01/2005						
																	P09113	OTHER	0	03/01/2005						
																	B0414149	NEW CONSTR	160,000	12/01/2004						
																	R046929	REPAIR/RRF	6,000	12/01/2004						
																	961539	NEW CONSTR	1,200	07/17/1996						
TOTALS																	SALES DATA									
EXTRA FEATURES																	OFF RECORD Number									
DUVAL RD, FERNANDINA BEACH																	DATE									
																	TYPE INST									
																	Q U V I									
																	RSN CD									
																	1593/1116 11/14/2008 QC U V 06									
																	5,000									
																	GRANTOR: SPENCER FRANK J & PAU									
																	GRANTEE: OLIVER OMER D & SAN									
																	1217/0858 3/23/2004 WD Q I									
																	55,000									
																	GRANTOR: FOUNTAIN TONY ALAN									
																	GRANTEE: SPENCER FRANK & PAU									
																	BUILDING NOTES									
																	BUILDING DIMENSIONS									
LAND DESCRIPTION																	TOTAL OB/XF 0									
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	000000	C	VAC RES	0		RS-2	0.00	0.00	0.64	AC		1.00	1.00	1.10	75,000.00	82,500.00	52,800									
REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.64 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 08/02/2023 BY SYS																										