

PT WILLIAM BERRIE GRANT
PAR 49-4 IN OR 146/559
(EX PAR'S 49-5 THRU 49-10 &

WADE PAUL D & LATRELLE H L/E/
96109 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0049-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,694	100	1,694	125,484
DCK	144	10	14	1,037
FOP	138	30	41	3,037
UGR	304	45	137	10,148
TOTALS	2,280		1,886	139,706

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0200	BARN WD 0-	0	100	24	30	720.00	SF	20.00	20.00	100	1974
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005
3	0681	POLE SHED	0	100	15	18	270.00	SF	15.00	15.00	100	1995
4	0681	POLE SHED	0	100	15	20	300.00	SF	15.00	15.00	100	1995
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100		RS-2	0.00	0.00	4.75	AC		1.00
2	009530	C	POND	0			0.00	0.00	1.25	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	122.5000	110.56	208,516	1976	1976	0	0	0	33.00	67.00
1 SINGLE FAM - 100% - 0												
Heated Area: 1694 HX Base Yr												
96109 HARDY ALLEN RD, FERNANDINA BEACH												
BLD DATE 07/08/2015 KK LGL DATE 05/30/2023 MLU												
XF DATE												
INC DATE												
AG DATE												

TOTAL OB/XF												
9,212												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		139,706	
TOTAL MARKET OB/XF VALUE		9,212	
TOTAL LAND VALUE - MARKET		270,313	
TOTAL MARKET VALUE		419,231	
SOH/AGL Deduction		276,946	
ASSESSED VALUE		142,285	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		92,285	
TOTAL JUST VALUE		419,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8284	REPAIR/RRF	1,466	08/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/294	6/12/2023	LE U	I	11		100
GRANTOR: WADE PAUL D & LATRELL						
GRANTEE: WADE RONALD D SR						
0146/0561	1/01/1973	WD Q	V			15,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
UGR=[YR=1993] W19 BAS=[YR=1993] W8 DCK=[YR=2009] N12 W12 S12 E12 \$ W47 S27 E27 FOP=[YR=1994] S6 E23 N6 W23 \$ E47 N11 W19 N16 \$ S16 E19 N16 \$.						