IN OR 1854/1104

JEREZ MARIA ESPERANZA &/AMADOR FRANK NORMAN
530 PINE RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0049-0110

BUILDING CHARACTERISTICS

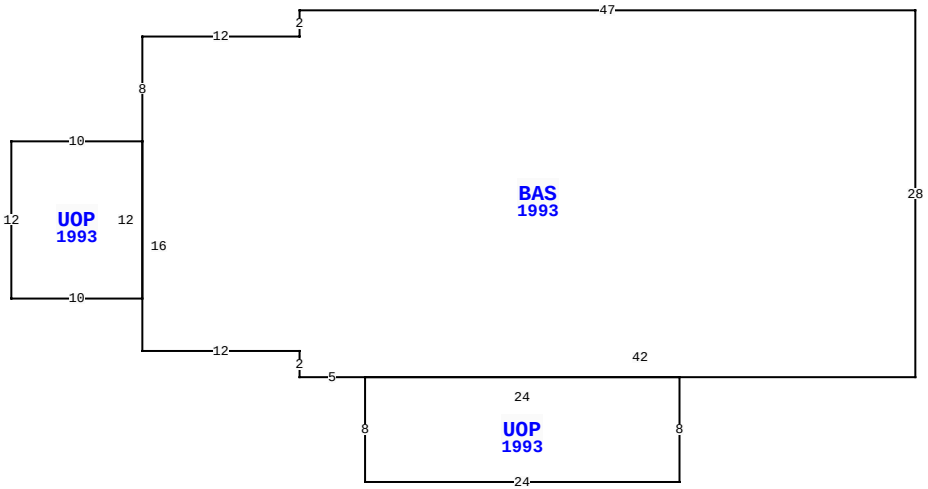
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,604	100	1,604	117,487
UOP	120	20	24	1,758
UOP	192	20	38	2,783
TOTALS	1,916		1,666	122,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	101.9000	91.96	153,205	1960	1975	0	0	0	20.35	79.65

1 SINGLE FAM – 0% - 0 Heated Area: 1604 HX Base Yr



96209 HARDY ALLEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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	122,028
TOTAL MARKET OB/XF VALUE	582
TOTAL LAND VALUE - MARKET	53,550
TOTAL MARKET VALUE	176,160
SOH/AGL Deduction	42,323
ASSESSED VALUE	133,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,837
TOTAL JUST VALUE	176,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0686	12/11/2015	QC	U	I	11	100
GRANTOR: PEACOCK THOMAS W ET A						
GRANTEE: PEACOCK LEWIS S & C						
2017/1720	11/30/2015	FJ	U	I	11	0
GRANTOR: PEACOCK W VIRGIL EST						
GRANTEE: PEACOCK THOMAS W ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S2 W12 S8 UOP=[YR=1993] W10 S12 E10 N12$ S16E12 S2 E5 UOP=[YR=1993] S8 E24 N8 W24 $ E42 N28 $.

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	0810	CONCRETE A	0	0	8	16	128.00	SF	6.50	6.50	100	1994	1994	3	70	582	

LAND DESCRIPTION

TOTAL OB/XF 582

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	000100	C	SFR	0		RS-2	0.00	0.00	0.51	AC		1.00	1.00	1.40	75,000.00	105,000.00	53,550							

REVIEW DATE 10/18/2016 BY KW Total Acres: 0.51 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 08/02/2023 BY SYS