PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 2324/1860

MYER JEREMY E & JENNIFER L
96228 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2023

40-2N-28-0000-0061-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

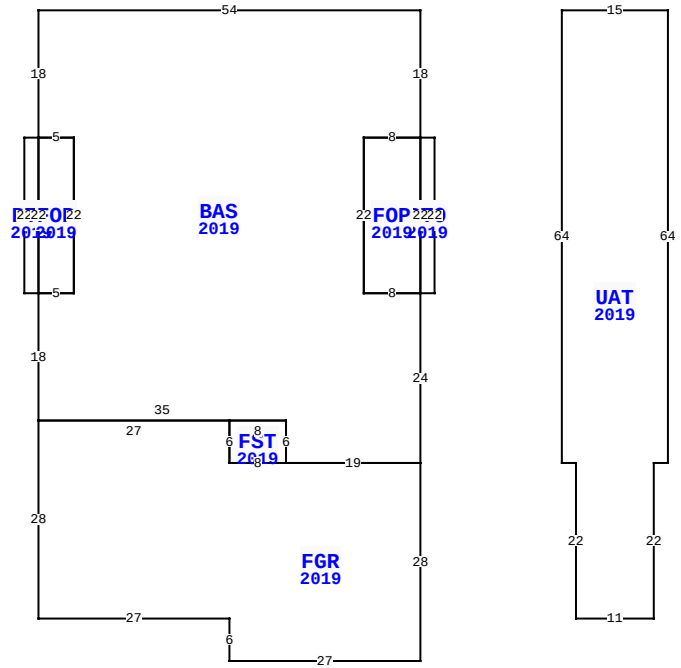
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,960	100	2,960	358,910
FGR	1,512	55	832	100,883
FOP	110	30	33	4,001
FOP	176	30	53	6,426
FST	48	55	26	3,153
PTO	44	5	2	242
PTO	44	5	2	242
UAT	1,202	10	120	14,550
TOTALS	6,096		4,028	488,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,028	103.6640	123.10	495,847	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2960 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

96228 HARDY ALLEN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		488,409
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		624,909
SOH/AGL Deduction		262,249
ASSESSED VALUE		362,660
TOTAL EXEMPTION VALUE	13	362,660
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		624,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2324/1860	12/11/2019	DG	U	I	11	100

GRANTOR: MYER ERIC L & CHERYL

GRANTEE: MYER JEREMY E & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W54 S18 PTO=[YR=2019] W2 S22 E2 N22$
FOP=[YR=2019] S22 E5 N22 W5$ E5 S 22 W5 S18 FGR=[YR=2019]
S28 E27 S6 E27 N28 W19 FST=[YR=2019] N6 W8 S6 E8$ W8 N6 W27$
E35 S6 E19 N24 PTO=[YR=2019] E2 N22W2 S22$ FOP=[YR=2019]
N22 W8 S22 E8$ W8 N22 E8 N18$ PTR= E20 UAT=[YR=2019] E15 S64
W2 S22 W11 N22 W2 N64$ W20$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100			0.00	0.00	1.82	AC		1.00	1.00	1.00	75,000.00	75,000.00	136,500							

REVIEW DATE 01/13/2019 BY KW Total Acres: 1.82 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 08/02/2023 BY SYS