

BLACKWELDER DYLAN D/BLACKWELDER JOHNNY & TAMMY
96232 DUVAL ROAD
FERNANDINA BEACH, FL 32034

40-2N-28-5060-0001-0000

REVIEW DATE	01/04/2022	BY	KW	Total Acres: 0.00	Total Land Value: 76,500	Market: 0	Agricultural: 0	Common: 76,500	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	08	DECORATIVE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
PTO	132	5
UCP	242	20
UCP	528	20
UST	374	45
TOTALS	2,140	1,193

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0150	01	1,193	102.4596	51.23	61,117	2001	2016	0	40	0	2.50	57.50

2 ACCESSORY U - 100% - 2023

Heated Area: 864

HX Base Yr 2023

UST
2021

34

11

34

11

BAS
2021

36

24

23

22

PTO
2021

12

11

12

11

UCP
2021

22

11

22

11

UCP
2021

24

24

22

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										272,375		
TOTAL MARKET OB/XF VALUE										20,249		
TOTAL LAND VALUE - MARKET										76,500		
TOTAL MARKET VALUE										369,124		
SOH/AGL Deduction										10,972		
ASSESSED VALUE										358,152		
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE										308,152		
TOTAL JUST VALUE										369,124		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										302,857		