IN OR 779/1153

PARLAND JACKIE
96032 RIVER MARSH RD
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

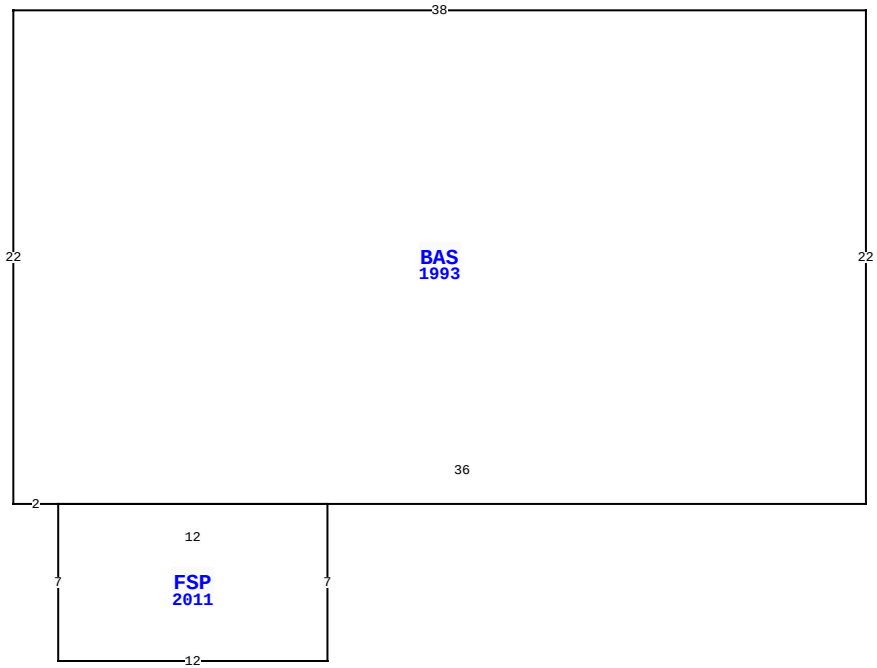
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	12,508
FSP	84	40	34	509
TOTALS	920		870	13,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	870	82.8900	74.81	65,085	1960	1960	0	70	0	22.58	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 836 HX Base Yr



86028 HENDERSON AVE, YULEE

BLD DATE	04/04/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,017
TOTAL MARKET OB/XF VALUE	3,459
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	66,476
SOH/AGL Deduction	35,012
ASSESSED VALUE	31,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,464
TOTAL JUST VALUE	66,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0779/1153	12/13/1996	WD	U	I	06	100
GRANTOR: PARLAND ANNA L						
GRANTEE: PARLAND JACKIE						
0543/0962	5/23/1988	WD	Q	I		10,000
GRANTOR: BRYANT JAMES B						
GRANTEE: PARLAND JACKIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S22 E2 FSP=[YR=2011] S7 E12 N7 W12$ E36 N22$.

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
2	0811	CONCRETE B	0	0	77	12	924.00	SF	5.20	5.20	100	1990	1990	3	62	2,979	

LAND DESCRIPTION

TOTAL OB/XF 3,459

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	0008	OR	82.00	126.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/08/2017 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS