

PT SAM HARRISON GRANT  
SEC 44-2N-28E IN OR 2188/547  
& ESMT PT OR 855/689

KEENAN THOMAS A & SUZANNE L/E/  
95733 TYSON ROAD  
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0002-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 3. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

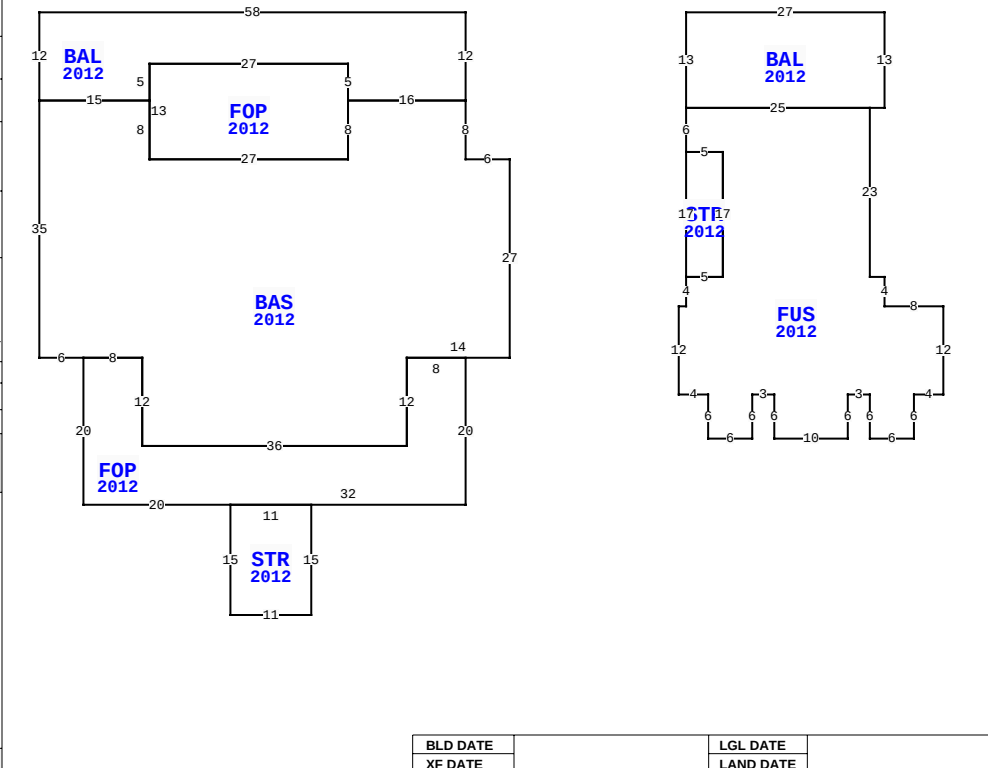
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4005.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 351              | 15          | 53           | 7,141                |
| BAL       | 561              | 15          | 84           | 11,318               |
| BAS       | 2,408            | 100         | 2,408        | 324,434              |
| FOP       | 351              | 30          | 105          | 14,146               |
| FOP       | 608              | 30          | 182          | 24,522               |
| FUS       | 1,162            | 100         | 1,162        | 156,558              |
| STR       | 85               | 10          | 8            | 1,078                |
| STR       | 165              | 10          | 16           | 2,155                |
| TOTALS    | 5,691            |             | 4,018        | 541,350              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 8              | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 720.00 | SF | 40.00    | 40.00          |       |
| 9              | 0311       | WD GANG WY  | 0   | 100 | 0  | 0  | 22.00  | SF | 45.00    | 45.00          |       |
| 10             | 0303       | FLT DOCK W  | 0   | 100 | 6  | 8  | 48.00  | SF | 26.00    | 26.00          |       |
| 11             | 0323       | BOAT LFT H  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,500.00 | 2,500.00       |       |
| 12             | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0  | 6.00   | UT | 500.00   | 500.00         |       |
| 13             | 0855       | CONC PAVER  | 0   | 100 | 25 | 36 | 900.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000131   | C   | SFR CANAL            | 100 |     | OR       | 0.00  | 0.00   | 2.84        | AC        |        |
| 2                | 009400   | C   | RIGHTOFWAY           | 100 |     |          | 30.00 | 226.27 | 0.16        | AC        |        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01  | 4,018     | 99.0000     | 141.08         | 566,859        | 2012 | 2012 | 0    | 0    | 4.50 | 95.50  |
| 1 SFR CUST - 100% - 2000 Heated Area: 3570 HX Base Yr 2000 |     |           |             |                |                |      |      |      |      |      |        |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 22,037      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 3               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 589,693   |   |
| TOTAL MARKET OB/XF VALUE  |  | 22,037    |   |
| TOTAL LAND VALUE - MARKET |  | 255,985   |   |
| TOTAL MARKET VALUE        |  | 867,715   |   |
| SOH/AGL Deduction         |  | 328,592   |   |
| ASSESSED VALUE            |  | 539,123   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 489,123   |   |
| TOTAL JUST VALUE          |  | 867,715   |   |
| NCON VALUE                |  | 19,370    |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 673,422   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22000151   | GARAGE      | 53,892 | 01/04/2022 |
| B1429612   | DEMOLITION  | 0      | 11/01/2014 |
| C23871     | C0 ISSUED   | 0      | 03/29/2012 |
| G01614     | GAS         | 695    | 03/01/2011 |
| M15854     | H/AC        | 0      | 01/01/2011 |
| E23142     | NEW CONSTR  | 0      | 12/01/2010 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2188/0547                      | 4/02/2018 | WD        | U     | I     | 11     |
| GRANTOR: KEENAN THOMAS A       |           |           |       |       |        |
| GRANTEE: KEENAN THOMAS A L/E   |           |           |       |       |        |
| 0894/1397                      | 8/10/1999 | WD        | U     | I     | 07     |
| GRANTOR: O'NEILL TERENCE & MAR |           |           |       |       |        |
| GRANTEE: KEENAN THOMAS A & P   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAL=[YR=2012] W58 S12 BAS=[YR=2012] S35 E6 FOP=[YR=2012] S20 E20 STR=[YR=2012] S15 E11 N15 W11\$ E32 N20 W8 S12 W36 N12 W8\$ E8 S12 E36 N12 E14 N27 W6 N8 W16 FOP=[YR=2012] N5 W27 S13 E27 N8\$ S8 W27 N8 W15\$ E15 N5 E27 S5 E16 N12\$ PTR = E30 BAL=[YR=2012] E27 S13 W2 FUS=[YR=2012] S23 E2 S4 E8 S12 W4 S6 W6 N6 W3 S6 W10 N6 W3 S6 W6 N6 W4 N12 E1 N4 STR=[YR=2012] N17 E5 S17 W5\$ E5 N17 W5 N6 E25\$ W25 N13 \$ W30 \$. |  |  |  |  |  |  |  |  |  |  |  |

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