

PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2211/470
BEING ONLY PT LYING N OF

HARDY RICHARD B & REBECCA J
95722 TYSON RD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2,279	284,966
FCP	240	25	60	7,502
FOP	48	30	14	1,751
FOP	168	30	50	6,252
FOP	178	30	53	6,627
FOP	288	30	86	10,753
FUS	640	100	640	80,026
STR	36	10	4	500
STR	40	10	4	500
STR	50	10	5	625
TOTALS	4,011		3,215	402,004

** This building has 11 Sub-Areas

95722 TYSON RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

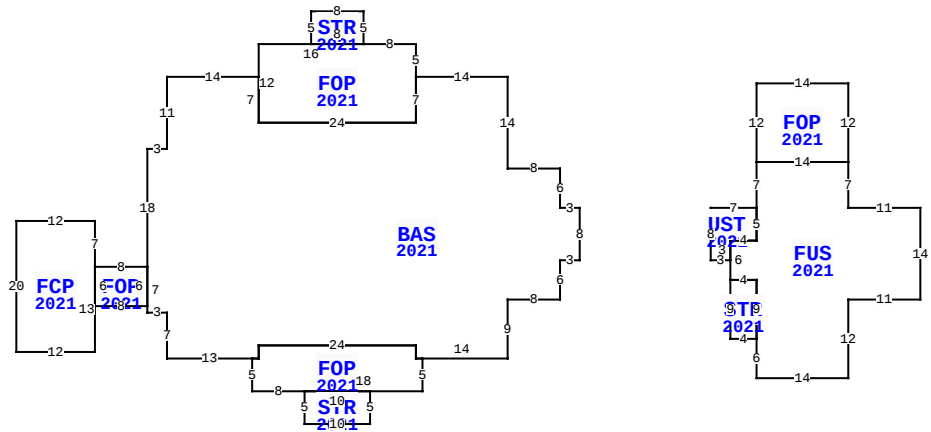
LGL DATE
LAND DATE
AG DATE

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
1	0940	SHEDS/PORT	0	100	12	12		144.00	SF 20.10	100	1975	1975	3	20	579	
2	0511	GARAGE CB-	0	100	22	26		572.00	SF 40.00	100	1976	1976	3	28	6,406	
3	0812	CONCRETE C	0	100	0	0		3,627.00	SF 4.00	100	2021	2021	3	100	14,508	
4	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2021	2021	3	100	2,000	
5	0855	CONC PAVER	0	100	10	6		60.00	SF 10.00	100	2021	2021	3	100	600	

LAND DESCRIPTION			TOTAL OB/XF 24,093													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	SFR MARSH	100			0.00	0.00	4.42	AC		1.00	1.00	1.00	100,000.00	100,000.00
2	009400	C	RIGHTOFWAY	100			30.00	237.42	0.16	AC		1.00	1.00	1.00	100.00	100.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,215	105.2940	125.04	402,004	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2919 HX Base Yr 2022											



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		402,004
TOTAL MARKET OB/XF VALUE		24,093
TOTAL LAND VALUE - MARKET		441,666
TOTAL MARKET VALUE		867,763
SOH/AGL Deduction		242,655
ASSESSED VALUE		625,108
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		575,108
TOTAL JUST VALUE		867,763
NCON VALUE		25,364
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2001018	CO ISSUED	0	03/18/2021
B2001018	NEW CONSTR	365,039	02/01/2020
19003571	DEMOLITION	0	04/01/2019
R13104	RE-ROOF	3,000	08/01/2012
B007706	NEW CONSTR	0	11/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2211/0470	7/13/2018	WD	Q	I	01
GRANTOR: BOYETT BETTY B					SALE PRICE
GRANTEE: HARDY RICHARD B & R					380,000
0064/0321					14,500
1/01/1966					
WD U I					
GRANTOR: MULLIS F F & LINDA L					
GRANTEE: BOYETT WILLIS A & B					

BUILDING NOTES					
BAS=[YR=2021;ORIG=0,0] W3 N6 W8 N14 W14 S7 W24 N7 W14 S11 W3 S18 S7 E3 S7 E13 E1 N2 E24 S2 E14 N9 E8 N6 E3 N8 \$					
FUS=[YR=2021;ORIG=27,0] N7 E14 S7 E11 S14 W11 S12 W14 N6 N9 W4 N6 E4 N5 \$					
FOP=[YR=2021;ORIG=-25,-20] N5 W8 W16 S12 E24 N7 \$					
FCP=[YR=2021;ORIG=-74,9] N7 W12 S20 E12 N13 \$					
FOP=[YR=2021;ORIG=-50,23] S5 E8 E18 N5 W1 N2 W24 S2 W1 \$					
FOP=[YR=2021;ORIG=27,-7] N12 E14 S12 W14 \$					
STR=[YR=2021;ORIG=-42,28] S5 E10 N5 W10 \$					
FOP=[YR=2021;ORIG=-66,9] W8 S6 E8 N6 \$					
UST=[YR=2021;ORIG=20,0] E7 S5 W4 S3 W3 N8 \$					
STR=[YR=2021;ORIG=-33,-25] N5 W8 S5 E8 \$					

BUILDING DIMENSIONS					
BAS=[YR=2021;ORIG=0,0] W3 N6 W8 N14 W14 S7 W24 N7 W14 S11 W3 S18 S7 E3 S7 E13 E1 N2 E24 S2 E14 N9 E8 N6 E3 N8 \$					
FUS=[YR=2021;ORIG=27,0] N7 E14 S7 E11 S14 W11 S12 W14 N6 N9 W4 N6 E4 N5 \$					
FOP=[YR=2021;ORIG=-25,-20] N5 W8 W16 S12 E24 N7 \$					
FCP=[YR=2021;ORIG=-74,9] N7 W12 S20 E12 N13 \$					
FOP=[YR=2021;ORIG=-50,23] S5 E8 E18 N5 W1 N2 W24 S2 W1 \$					
FOP=[YR=2021;ORIG=27,-7] N12 E14 S12 W14 \$					
STR=[YR=2021;ORIG=-42,28] S5 E10 N5 W10 \$					
FOP=[YR=2021;ORIG=-66,9] W8 S6 E8 N6 \$					
UST=[YR=2021;ORIG=20,0] E7 S5 W4 S3 W3 N8 \$					
STR=[YR=2021;ORIG=-33,-25] N5 W8 S5 E8 \$					