PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1418/490

ULERIE MARK & JEROLYNN/
11265 ALUMNI WAY
JACKSONVILLE, FL 32246

2023

44-2N-28-0000-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 1920 PROF DAYCARE

MAP NUM | MKT AREA 04

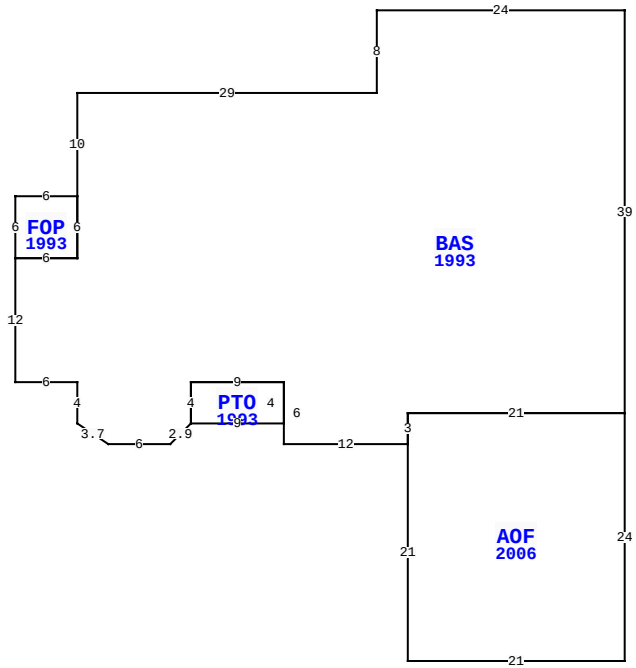
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	504	110	554	48,614
BAS	1,944	100	1,944	170,589
FOP	36	30	11	966
PTO	36	5	2	176
TOTALS	2,520		2,511	220,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	106.8480	96.43	242,136	1993	2003	0	0	0	9.00	91.00

1 SINGLE FAM – 0% - 0 Heated Area: 2448 HX Base Yr



941510 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	01/11/2019	KK	LGL DATE	
XF DATE	01/11/2019	KK	LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,344
TOTAL MARKET OB/XF VALUE	7,456
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	340,300
SOH/AGL Deduction	82,721
ASSESSED VALUE	257,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,579
TOTAL JUST VALUE	340,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108814	REPAIR/RRF	0	08/01/2021
B0618060	REPAIR/RRF	11,000	10/31/2006
C0618060	CO ISSUED	0	01/01/2006
B0618060	REMODEL	0	01/01/2006
93-00256	NEW CONSTR	74,910	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0490	6/07/2006	WD	Q	I		245,000
GRANTOR: CARTER JOHN J & PAULA						
GRANTEE: ULERIE MARK & JEROL						
1011/1506	10/08/2001	WD	U	I		135,000
GRANTOR: CAMP RAYMOND D & SHAR						
GRANTEE: CARTER JOHN J & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S8 W29 S10 FOP=[YR=1993] W6 S6 E6 N6 $ S6 W6 S12 E6 S4 D2 R3 E6 U2 R2 PTO=[YR=1993] E9 N4W9 S4 $ N4 E9 S6 E12 AOF=[YR=2006] S21 E21 N24 W21 S3 $ N3 E21 N39 $.

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	0812	CONCRETE C	0	0	0	0	1,818.00	SF	4.00	4.00	100	1993	1993	3	68	4,945	
2	1243	WD DECK F	0	0	17	36	612.00	SF	8.00	8.00	100	2001	2001	3	20	979	
3	0510	GARAGE WD-	0	0	12	16	192.00	SF	26.60	26.60	100	2001	2001	3	30	1,532	

LAND DESCRIPTION

TOTAL OB/XF 7,456

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	001920	C	PROF DAYCARE	0	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	75,000.00	75,000.00	112,500							

REVIEW DATE 01/11/2019 BY KK Total Acres: 1.50 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS