BLK 2 LOT 13 (EX OR 1315/311)
IN OR 59/424 & OR 64/237
R/P SEYMORE POINT & WILDERS

WILEY BRUCE W & TAMI M/WILEY FREDERICK M
95019 BOYETT LN
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5140-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

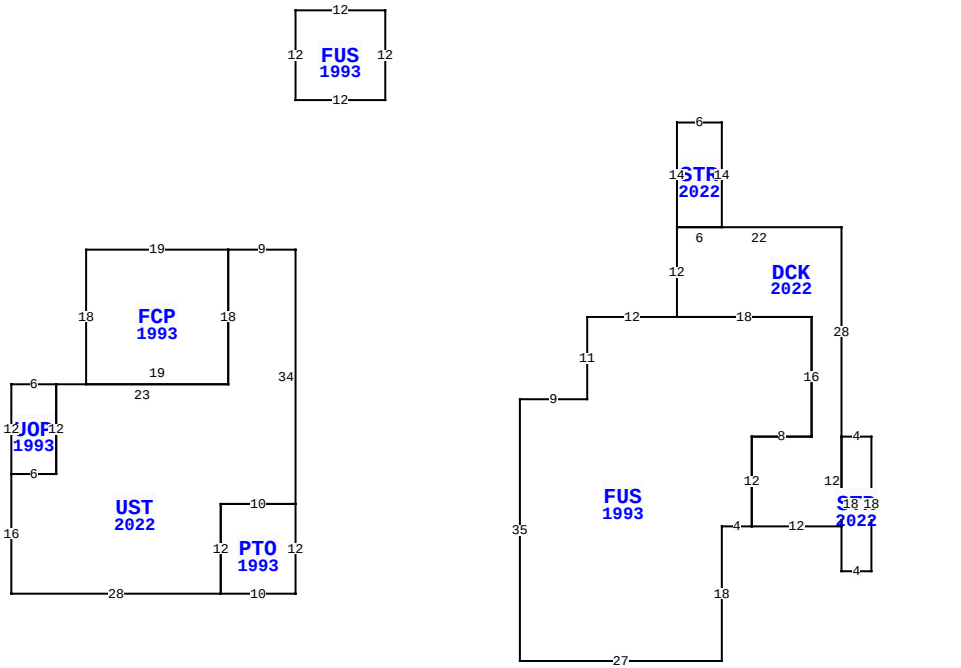
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	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	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	472	10	47	3,353
FCP	342	25	86	6,134
FUS	144	100	144	10,272
FUS	1,383	100	1,383	98,651
PTO	120	5	6	428
STR	72	10	7	499
STR	84	10	8	571
UOP	72	20	14	999
UST	1,034	45	465	33,169
TOTALS	3,723		2,160	154,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	115.0520	103.83	224,273	1941	1980	0	0	0	31.30	68.70

1 SINGLE FAM – 100% - 2022 Heated Area: 1527 HX Base Yr 2022



95019 BOYETT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,076
TOTAL MARKET OB/XF VALUE		21,412
TOTAL LAND VALUE - MARKET		380,000
TOTAL MARKET VALUE		555,488
SOH/AGL Deduction		95,597
ASSESSED VALUE		459,891
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		409,891
TOTAL JUST VALUE		555,488
NCON VALUE		46,337
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104789	DECK	13,127	06/30/2021
B2104789	WINDOWS/DOORS	15,000	04/16/2021
0460	CHNGE SRVC	625	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1050	2/08/2021	WD	Q	I	01	450,000
GRANTOR: BOYETT CHARLES ET AL						
GRANTEE: WILEY BRUCE W & TAM						
2407/0504	11/06/2020	FJ	U	I	11	100
GRANTOR: BOYETT IRIS ESTATE						
GRANTEE: BOYETT CHARLES & MA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022] W9 FCP=[YR=1993] W19 S18 E19 N18$ S18 W23 UOP=[YR=1993] W6 S12 E6 N12$ S12 W6 S16 E28 PTO=[YR=1993] E10 N12 W10 S12$ N12 E10 N34$ PTR=E30 S20 FUS=[YR=1993] E9 N11 E12 DCK=[YR=2022] N12 STR=[YR=2022] N14 E6 S14 W6$ E22 S28 STR=[YR=2022] E4 S18 W4 N18$ S12 W12 N12 E8 N16 W18$ E18 S16 W8 S12 W4 S18 W27 N35$ W30 N20$ PTR= N20 FUS=[YR=1993] N12 E12 S12 W12$ S20$.

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	0300	BOAT DCK W	0	100	127	4	508.00	SF	40.00	40.00	100	2022	2022	3	100	20,320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092	

LAND DESCRIPTION

TOTAL OB/XF 21,412

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	000130	C	SFR WATER	100		RS-1	100.00	223.00	100.00	FF		1.00	1.00	0.95	4,000.00	3,800.00	380,000							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 380,000 Market: 0 Agricultural: 0 Common: 380,000 PRINTED 08/02/2023 BY SYS