LOT 1
IN OR 2197/126
MURRAY'S TRIANGLE PB 6/31

HARMON MEGHAN A & JAMES E
95099 OELSNER DR
FERNANDINA BEACH, FL 32034

2023

44-2N-28-514M-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

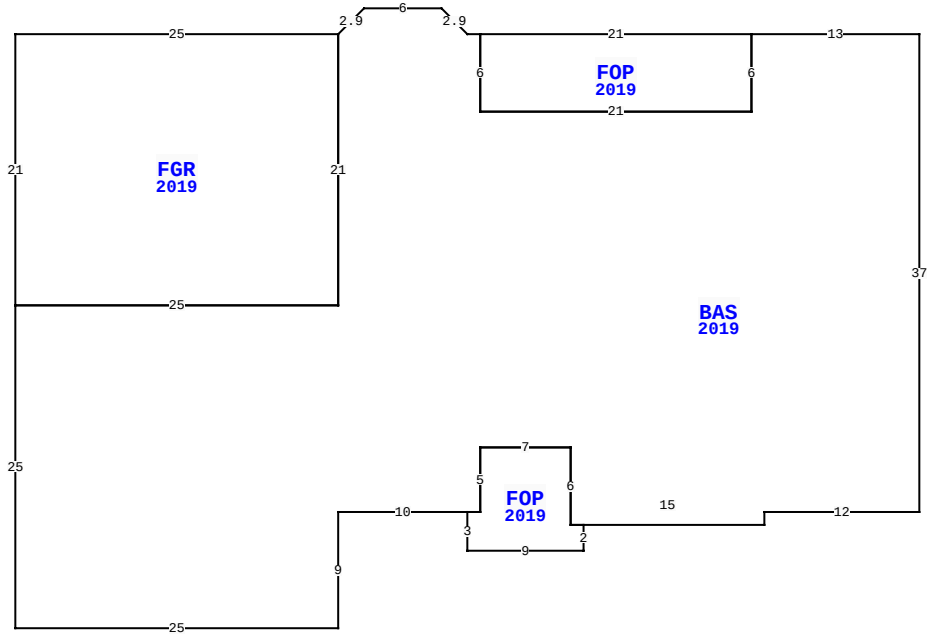
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	283,308
FGR	525	55	289	37,905
FOP	61	30	18	2,361
FOP	126	30	38	4,984
TOTALS	2,872		2,505	328,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	112.9968	134.18	336,121	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2020 Heated Area: 2160 HX Base Yr 2020



95099 OELSNER DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,558
TOTAL MARKET OB/XF VALUE		5,824
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		379,382
SOH/AGL Deduction		137,954
ASSESSED VALUE		241,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,428
TOTAL JUST VALUE		379,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805927	CO ISSUED	0	02/19/2019
B1805927	NEW CONSTR	273,972	06/11/2018
R09536	REPAIR/RRF	8,000	07/01/2006
B18223	NEW CONSTR	312,531	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0126	5/18/2018	QC	U	I	11	100
GRANTOR: HARMON MEGHAN A F/K/A						
GRANTEE: HARMON MEGHAN A & J						
2092/0298	12/23/2016	WD	Q	V	01	38,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: SMITH MEGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W21 S6 E21 N6$ S6 W21 N6 W1 U2 L2 W6 D2 L2 FGR=[YR=2019] W25 S21 E25 N21$ S21 W25 S25 E25 N9 E10 FOP=[YR=2019] S3 E9 N2 W1 N6 W7 S5 W1$ E1 N5 E7 S6 E15 N1 E12 N37$.

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	0810	CONCRETE A	0	100	115	3	345.00	SF	6.50	6.50	100	2019	2019	3	99	2,220	
2	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50	100	2019	2019	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 5,824

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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/29/2019 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS