E90' OF LOT 8 & W10' OF LOT 9
& E100 FT OF LOT 9 (S-1 & S-2)
IN OR 929/1784 & OR 927/498

HAWKINS RONALD L & CAROL E
95062 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2023

44-2N-28-5160-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

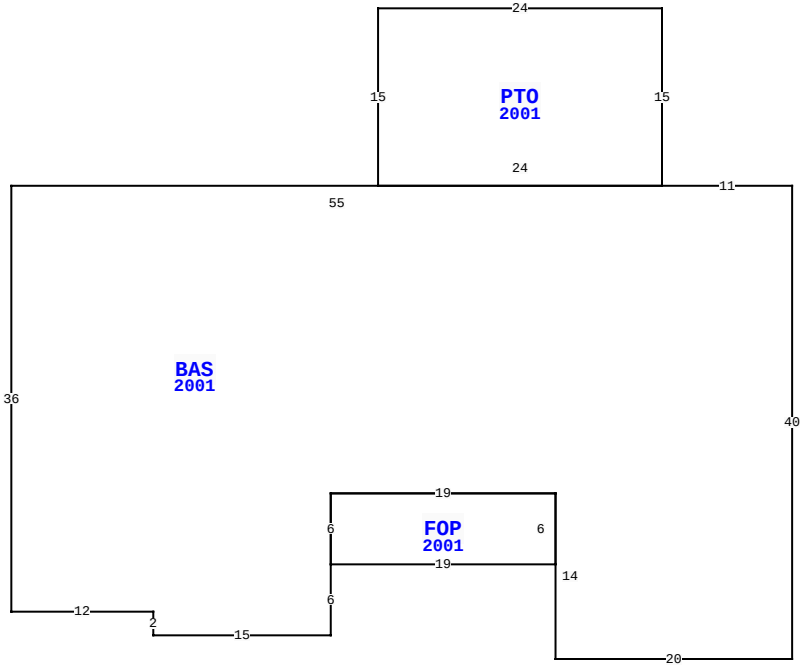
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2,296	223,849
FOP	114	30	34	3,314
PTO	360	5	18	1,755
TOTALS	2,770		2,348	228,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,348	120.3636	108.63	255,063	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2002 Heated Area: 2296 HX Base Yr 2002



95062 NASSAU RIVER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,919
TOTAL MARKET OB/XF VALUE		6,490
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		311,909
SOH/AGL Deduction		143,957
ASSESSED VALUE		167,952
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,952
TOTAL JUST VALUE		311,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015138	H/AC	0	06/01/2001
B018277	NEW CONSTR	110,050	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0929/1784	4/27/2000	WD	U	V		18,000
GRANTOR: BECKER GILBERT N & NO						
GRANTEE: HAWKINS CAROL & RON						
0257/0253	1/01/1978	FD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 PTO=[YR=2001] N15 W24 S15 E24 $ W55 S36 E12 S2 E15 N6 FOP=[YR=2001] E19 N6 W19 S6 $ N6 E19 S14 E20 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	40	25	1,000.00	SF	4.00	4.00	100	2005	2005	3	87	3,480	

LAND DESCRIPTION

TOTAL OB/XF 6,490

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	200.00	200.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 02/23/2018 BY KW Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS