

CRIST HELEN I
95030 HAPPY TRAIL
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1903COMMON BRK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 90

Interior Wall
Interior Floo

0414PLYWOOD 10
CARPET 100

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

2 100
1 100
02 WOOD FRAME 100

Stories
Units
BUD8 Adjustme
Occupancy

1. 1. 100
0 100
04 DIST 01 100
00 NONE 100

Quality

05 Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4005.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4821001,482109,805
FGR1,1165561445,493
FOP10230312,297
FSP14440584,298
FST14455795,853

TOTALS2,9882,264167,746

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,264128.2820115.77262,1031953197000036.0064.00

1 SINGLE FAM - 100% - 2019Heated Area: 1482HX Base Yr 2019

FGR1993BAS1993FST1993FSP1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE
SOH/AGL Deduction
ASSESSED VALUE
TOTAL EXEMPTION VALUE
BASE TAXABLE VALUE
TOTAL JUST VALUE
NCON VALUE
INCOME VALUE
PREVIOUS YEAR MKT VALUE

186,27729,943481,250697,470239,845457,62550,000407,625697,4700591,175

PERMIT NUMDESCRIPTIONAMTISSUED

R1707244REPAIR/RRF10,85411/01/2017

R93-004REPAIR/RRF2,00004/01/1993

9140MH MOVE-ON50,00012/09/1992

5250REPAIR/RRF30010/18/1988

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

0773/02599/24/1996WDUUI18100

GRANTOR:BENNETT MARY S L/E

GRANTEE:CRIST HELEN I (RMDR

0709/02297/14/1994WDUV16100

GRANTOR:CRAWFORD NOAH S & THE

GRANTEE:BENNETT DANIEL G &

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W44 FGR=[YR=1993] W31 S36 E31FOP=[YR=1993] E17 N6 W17 S6\$ N36\$ S30 E17 S6 E27 FSP=[YR=1993] E8 N18 W8 S18\$ N36\$ S18 E8 N18\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,383.00SF2.002.0010019781978330830

20861POOL GUNIT01003518630.00SF85.0085.001001978197832010,710

30845KOOL DECK0100001,334.00SF7.257.25100197819783302,901

40350CARPORT WD01003813494.00SF13.0013.00100197819783201,284

50920CWALL -WD/M01000060.00LF171.60171.60100196819683202,059

60810CONCRETE A01004832.00SF6.506.501001982198234185

70300BOAT DCK W010000300.00SF40.0040.00100198219823202,400

80100BAR-B-Q0100001.00UT200.00200.001001984198432040

90351CARPORT MT01001218216.00SF10.0010.0010019931993320432

101242WD DECK A0100129108.00SF10.0010.0010019931993320216

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOTAL OB/XFUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000130CSFR WATER100RS-1150.00400.00275.00FF1.001.000.503,500.001,750.00481,250

REVIEW DATE08/27/2019BYKWTotal Acres: 0.00Total Land Value: 481,250Market: 0Agricultural: 0Common: 481,250PRINTED 08/02/2023 BY SYS

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