PT LOTS 5 & 6 IN OR 1965/1019
CHRISTOPHER CREEK EST PBK 3/12

KINGERY DANELLE E/KINGERY JENNIFER E
95096 HAPPY TRAIL
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

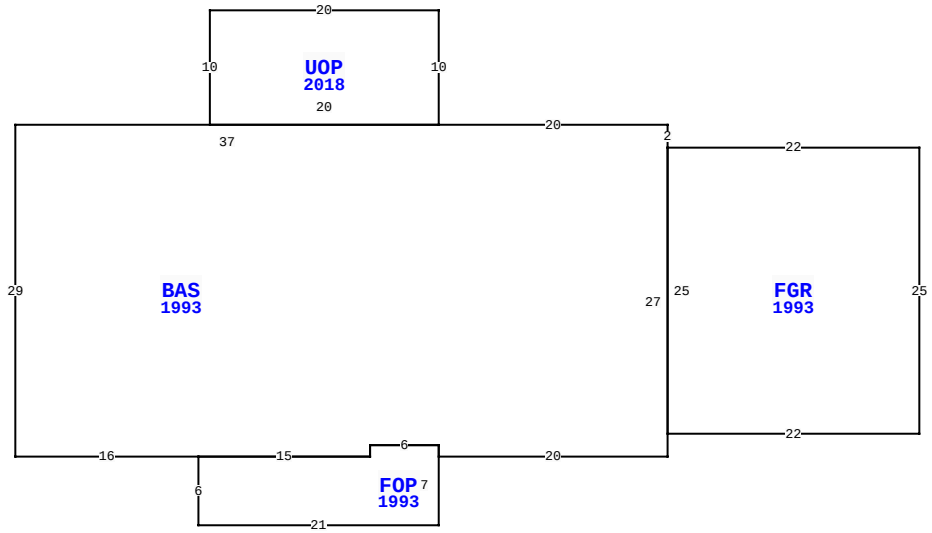
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	139,291
FGR	550	55	302	25,541
FOP	132	30	40	3,383
UOP	200	20	40	3,383
TOTALS	2,529		2,029	171,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	127.2383	114.83	232,990	1981	1985	0	0	0	26.35	73.65

1 SINGLE FAM – 100% - 0 Heated Area: 1647 HX Base Yr



95096 HAPPY TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,764
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		52,725
TOTAL MARKET VALUE		245,873
SOH/AGL Deduction		115,937
ASSESSED VALUE		129,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,936
TOTAL JUST VALUE		245,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531217	28X55CPT	33,372	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/1019	3/02/2015	QC	U	I	11	9,500
GRANTOR: KINGERY DANELLE E						
GRANTEE: KINGERY DANIELLE E						
0659/0322	5/21/1992	QC	U	I	01	100
GRANTOR: KINGERY PERRY L						
GRANTEE: KINGERY DANELLE E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] N2 W20 UOP=[YR=2018] N10 W20 S10 E20$ W37 S29E16 FOP=[YR=1993] S6 E21 N7W6 S1 W15$ E15 N1 E6 S1E20 N27 $ S25 E22 N25 $.

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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1981	1981	3	38	1,581	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 3,384

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	0005	RS-1	100.00	165.00	0.38	AC		1.00	1.00	1.85	75,000.00	138,750.00	52,725							

REVIEW DATE 05/06/2018 BY KW Total Acres: 0.38 Total Land Value: 52,725 Market: 0 Agricultural: 0 Common: 52,725 PRINTED 08/02/2023 BY SYS

PT LOTS 5 & 6 IN OR 1965/1019
CHRISTOPHER CREEK EST PBK 3/12

KINGERY DANELLE E/KINGERY JENNIFER E
95096 HAPPY TRAIL
FERNANDINA BEACH, FL 32034

2023

45-2N-28-5240-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

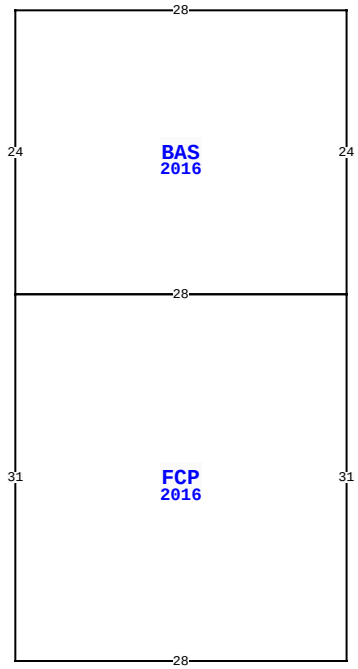
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	13,732
FCP	868	25	217	4,435
TOTALS	1,540		889	18,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	889	62.1000	21.74	19,327	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 0 Heated Area: 672 HX Base Yr



95096 HAPPY TRL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,764
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		52,725
TOTAL MARKET VALUE		245,873
SOH/AGL Deduction		115,937
ASSESSED VALUE		129,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,936
TOTAL JUST VALUE		245,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1019	3/02/2015	QC	U	I	11	9,500
GRANTOR: KINGERY DANELLE E						
GRANTEE: KINGERY DANIELLE E						
0659/0322	5/21/1992	QC	U	I	01	100
GRANTOR: KINGERY PERRY L						
GRANTEE: KINGERY DANELLE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W28 S24 FCP=[YR=2016] S31 E28 N31 W28$ E28 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/06/2018 BY KW Total Acres: 0.38 Total Land Value: 52,725 Market: 0 Agricultural: 0 Common: 52,725 PRINTED 08/02/2023 BY SYS