

TRACT 42  
IN OR 2424/1200  
R235731 & R235732

HURST WILLIAM P & DIANA L  
96136 PINEY ISLAND DR  
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525A-0042-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
																		VALUATION SUMMARY															
																		VALUATION BY		STANDARD													
																		Tax Group: 4		Tax Dist:													
																		BUILDING MARKET VALUE		0													
																		TOTAL MARKET OB/XF VALUE		6,000													
																		TOTAL LAND VALUE - MARKET		120,000													
																		TOTAL MARKET VALUE		126,000													
																		SOH/AGL Deduction		1,200													
																		ASSESSED VALUE		124,800													
																		TOTAL EXEMPTION VALUE		0													
																		BASE TAXABLE VALUE		124,800													
																		TOTAL JUST VALUE		126,000													
																		NCON VALUE		6,000													
																		INCOME VALUE															
																		PREVIOUS YEAR MKT VALUE		108,000													
																		PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																		SALES DATA															
																		OFF RECORD		DATE		TYPE		Q	V	RSN	SALE						
																		Number				INST		U	I	CD	PRICE						
																		2424/1200		1/08/2021		WD		Q	V	02	130,000						
																		GRANTOR: CHABOT SANDRA G & JAS															
																		GRANTEE: HURST WILLIAM P & D															
																		1293/1656		2/08/2005		WD		Q	I	335,000							
																		GRANTOR: ADAMS TONI AMELIA															
																		GRANTEE: CHABOT SANDRA G & J															
																		BUILDING NOTES															
																		BUILDING DIMENSIONS															

TOTALS		94224 CHRISTOPHER LN, FERNANDINA BEACH, FL 32034											BLD DATE	XF DATE	LGL DATE	LAND DATE	05/25/2023	MLU
L	N	OB/XF	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
4	0937		WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION																		TOTAL OB/XF											6,000				
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	0			RM	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000														