

LOT 10
IN OR 2475/968
ESMT PT OR 1429/1562

DOLANYI KRISZTINA/BOESSENKOOL DUANE
94147 PALM CIR
FERNANDINA BEACH, FL 32034

2023

45-2N-28-525D-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

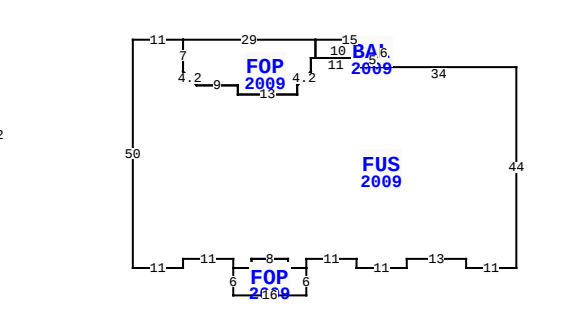
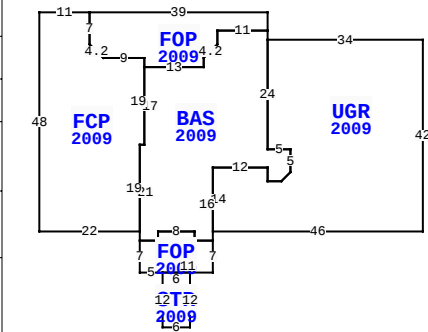
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	10	1,452
BAS	971	100	971	141,044
FCP	970	25	242	35,152
FOP	112	30	34	4,939
FOP	128	30	38	5,520
FOP	301	30	90	13,073
FOP	341	30	102	14,816
FUS	3,569	100	3,569	518,420
STR	72	10	7	1,017
UGR	1,563	45	703	102,115
TOTALS	8,097		5,766	837,548

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
11	0300	BOAT DCK W
12	0350	CARPORT WD
13	0317	DCK PLNG W
14	0300	BOAT DCK W
15	0500	FP-PRE FAB
16	0812	CONCRETE C
17	0413	DUMBWAITR
18	0910	SCRN RM L
19	0861	POOL GUNIT
20	0845	KOOL DECK

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	5,766	108.7275	154.94	893,384	2009	2009	0	0	0	6.25	93.75
2 SFR CUST - 100% - 2022												
Heated Area: 4540												
HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			837,548
TOTAL MARKET OB/XF VALUE			76,448
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			1,138,996
SOH/AGL Deduction			352,554
ASSESSED VALUE			786,442
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			736,442
TOTAL JUST VALUE			1,138,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			843,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22707	XFOB	6,399	07/01/2009
B22502	SWIM POOL	25,000	05/01/2009
M14435	MECH OTHER	0	03/01/2009
P13634	OTHER	0	01/01/2009
C0822104	CO ISSUED	0	12/01/2008
E21478	ELEC OTHER	0	12/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2475/0968	6/30/2021	WD	Q	I	01
GRANTOR: WOLFLA KATHY A					
GRANTEE: DOLANYI KRISZTINA &					
1594/1614	11/26/2008	WD	Q	I	
GRANTOR: CORBETT ERIC T & MICH					
GRANTEE: WOLFLA KATHY A					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
UGR=[YR=2009] W34 BAS=[YR=2009] N2 FOP=[YR=2009] N4 W39					
FCP=[YR=2009] W11 S48 E22 N19 E1 N19 W9 U3 L3 N7 \$ S7 D3					
R3 E9 S2 E13 N2 U3 R3 N3 E11 \$ W11 S3 D3 L3 S2 W13 S17 W1					
S21 FOP=[YR=2009] S7 E5STR=[YR=2009] S12 E6 N12 W6 \$ E11 N7					
W4 N2 W8 S2 W4 \$ E4 N2 E8 S2 E4 N16 E12 S3 E3 U2 R2 N5 W5					
N24 \$ S24 E5 S5 D2 L2 W3 N3 W12 S14 E46 N42 \$ PTR= E30					
FUS=[YR=2009] E11 FOP=[YR=2009] E29 BAL=[YR=2009] E15 S6					
W5 N2 W10 N4 \$ S4 W1 S3 D3 L3 S2 W13 N2 W9 U3 L3 N7 \$ S7					
R3 D3 E9 S2 E13 N2 U3 R3 N3 E11 S2 E34 S44 W11 N2 W13 S2					
W11 N2 W11 S2 FOP=[YR=2009] S6 W16 N6 E4 N2 E8 S2 E4 \$ W4 N2					
W8 S2 W4 N2 W11 S2 W11N50\$ W30 \$.					

TOTAL OB/XF												
76,448												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00