

BRYSON JONATHON W
94326 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

45-2N-28-525D-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

050514130304
COMP SHNGL 100 DRYWALL 100 CARPET 80 LVT/LAMNT 20 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100MKT AREA044003.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

96010096091,784
4830141,339
11220222,104

TOTALS1,12099695,226

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT001616256.00SF20.1020.10100199119913201,029

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE 03/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

010001996124.6320112.48112,030199019900015.0085.00

1 SINGLE FAM - 0% - 0 Heated Area: 960 HX Base Yr

BAS1993

FOP1993

UOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE95,226TOTAL MARKET OB/XF VALUE1,029TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE146,255SOH/AGL Deduction33,781ASSESSED VALUE112,474TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE112,474TOTAL JUST VALUE146,255NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE114,641

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE

2361/06785/13/2020WDQI01100,000

GRANTOR: FIRST COAST INCGRANTEE: BRYSON JONATHON W1861/10656/12/2013QCUI11100GRANTOR: MONEYHAN ROBERT & DEBGRANTEE: FIRST COAST INC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W6 BAS=[YR=1993] W36 S24 E14 UOP=[YR=1993] S4 E28 N4 W28 \$ E28 N16 W6 N8 \$ S8 E6 N8 \$.