

LOT 2
IN OR 928/316
LANCEFORD OAKS PB 5/145

VONNOH JOHN W JR & HALEY S
96118 OSPREY POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	135,739
FGR	738	55	406	43,947
FOP	12	30	4	433
FSP	160	40	64	6,928
FUS	1,574	100	1,574	170,377
PTO	24	5	1	108

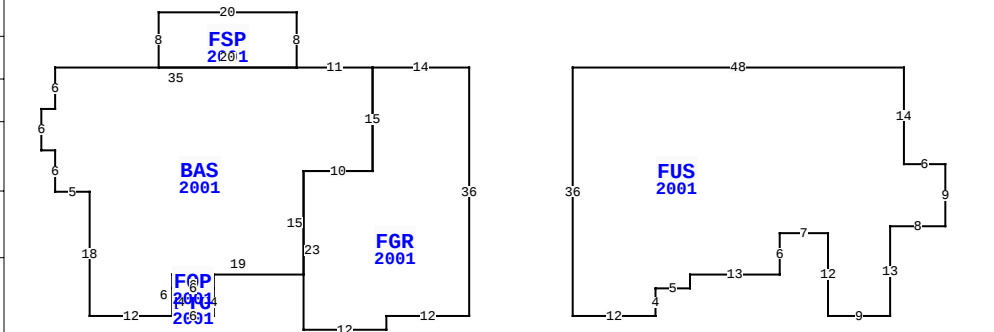
TOTALS	3,762		3,303	357,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	2,167.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RS-1	0.00	0.00	1.29

REVIEW DATE 06/20/2018 BY KW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,303	108.1920	128.48	424,369	2001	2001	0	0	0 15.75	84.25
1 SNGL FAM - 100% - 2002 Heated Area: 2828 HX Base Yr 2002											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
10,118											

TOTAL OB/XF											
10,118											

Total Acres: 1.29 Total Land Value: 103,200 Market: 0 Agricultural: 0 Common: 103,200

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357, 531	
TOTAL MARKET OB/XF VALUE		10, 118	
TOTAL LAND VALUE - MARKET		103, 200	
TOTAL MARKET VALUE		470, 849	
SOH/AGL Deduction		172, 946	
ASSESSED VALUE		297, 903	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		247, 903	
TOTAL JUST VALUE		470, 849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394, 141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007606	NEW CONSTR	200,000	10/09/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0928/0316	4/12/2000	WD U	V	01	100
GRANTOR: VONNOH JOHN W JR & HA					
GRANTEE: VONNOH JOHN W JR &					
0754/1621	3/22/1996	WD Q	V		27,500
GRANTOR: JONES CHARLES R & BET					
GRANTEE: VONNOH JOHN W JR					

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2001] W14BAS=[YR=2001] W11 FSP=[YR=2001] N8 W20 S8 E20\$ W35 S6 W2 S6 E2 S6 E5 S18E12PTO=[YR=2001] E6 N4 FOP=[YR=2001] N2 W6 S2 E6 \$W6 S4\$N6 E19 N15 E10N15\$S15 W10 S23 E12 N2 E12 N36\$ PTR=E15 FUS=[YR=2001] E48 S14 E6 S9 W8 S13 W9 N12 W7 S6 W13 S2 W5 S4 W12 N36\$ W15\$.

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