

HAJER IRREVOCABLE TRUST/NELSON RONALD A TRUSTEE
96361 BAY VIEW DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-5483-0019-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						1,232,220						
TOTAL MARKET OBJ/XF VALUE						92,753						
TOTAL LAND VALUE - MARKET						200,000						
TOTAL MARKET VALUE						1,524,973						
SOH/AGL Deduction						673,393						
ASSESSED VALUE						851,580						
TOTAL EXEMPTION VALUE						HX HB		50,000				
BASE TAXABLE VALUE						801,580						
TOTAL JUST VALUE						1,524,973						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,254,423						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
B24005				REPAIR/RRF				15,500		10/01/2010		
B018001				NEW CONSTR				239,273		02/01/2001		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2315/0073		10/23/2019		WD	Q	I	01	875,000				
GRANTOR: TEAL BETTY D												
GRANTEE: HAJER IRREVOCABLE T												
1825/1886		11/21/2012		QC	U	I	11	100				
GRANTOR: TEAL BETTY D												
GRANTEE: TEAL BETTY D												
BUILDING NOTES												
BUILDING DIMENSIONS												
FSP=[YR=2002] W18 FGR=[YR=2002] W30 FSP=[YR=2002] W15 S15												
BAS=[YR=2002] W18 D6 L6 S12 D6 R6 E18 S13 E13												
FOP=[YR=2002] S3 D4 R4 E12 R4 U4 N3 FGR=[YR=2002] E12												
N40 W22 S40 E10\$ W20\$ E6 FST=[YR=2002] E4 N40 W8 S22 E4 S18\$												
N18 W4 N12 W15 N7\$ S7 E15 N22\$ S12 E30 N12\$ S25 E18 N25\$ PTR=												
E25 FUS=[YR=2002] R6 U6 E18 N3 FOP=[YR=2002] N12 E30 S9												
W16 S3 W14 \$ E14 N3 E16 N9 E15 S52 W12 FOP=[YR=2002] S3 D4												
L4 W1 UOP=[YR=2002] S8 R3 D4 W16 U4 R3 N8 E10\$ W11 L4												
U4 N3 E20\$ W33 N13 W18 U6 L6 N12\$ W25\$ PTR= N35												
FOP=[YR=2002] L4 U4 N3 FUS=[YR=2002] N21 W13 N19												
FOP=[YR=2002] N12 E15 S12 W15\$ E15 N12 E30 S31 W12 S21 W20\$												
E20 S3 D4 L4 W12\$ S35 \$.												
AND ALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
200,000												
Common: 200,000 PRINTED 08/02/2023 BY SYS												