

LOT 32
IN OR 1655/7
RIVERSIDE SUB PB 5/231

CONNOLLY NANCY J TRUSTEE
O NANCY J CONNOLLY TRUST, 94140 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

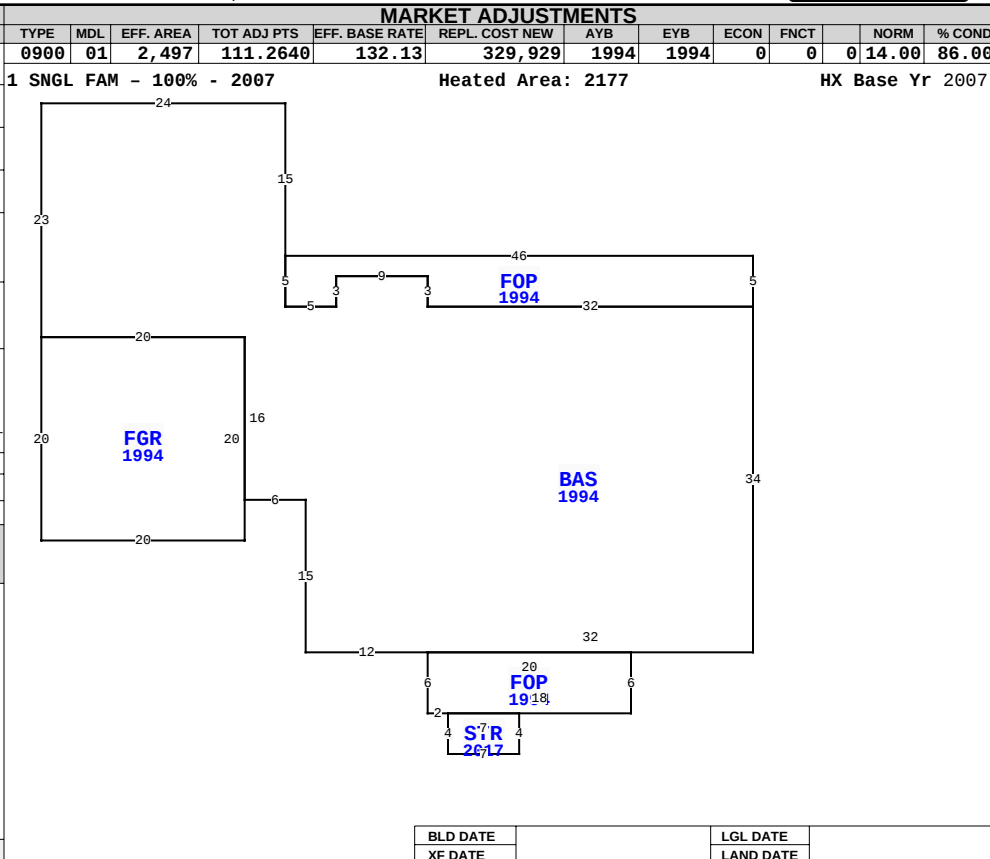
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,177	100	2,177	247,376
FGR	400	55	220	24,999
FOP	120	30	36	4,091
FOP	203	30	61	6,932
STR	28	10	3	341
TOTALS	2,928		2,497	283,739

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	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,650.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 06/28/2018 BY KW



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,650.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,650.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	283,739								
TOTAL MARKET OB/XF VALUE	8,870								
TOTAL LAND VALUE - MARKET	80,000								
TOTAL MARKET VALUE	372,609								
SOH/AGL Deduction	200,583								
ASSESSED VALUE	172,026								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	122,026								
TOTAL JUST VALUE	372,609								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	332,789								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702574	REPAIR/RRF	10,000	04/01/2017
94-01005	NEW CONSTR	101,400	02/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1655/0007	11/05/2009	WD	U	I	30	100	
GRANTOR: CONNOLLY NANCY							
GRANTEE: CONNOLLY NANCY J TR							
1384/0308	1/25/2006	WD	U	I	05	275,000	
GRANTOR: CENDANT MOBILITY FINA							
GRANTEE: CONNOLLY NANCY							

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

BUILDING DIMENSIONS
FOP=[YR=1994] W46 BAS=[YR=1994] N15 W24 S23 FGR=[YR=1994] S20 E20 N20 W20\$ E20 S16 E6 S15 E12 FOP=[YR=1994] S6 E2 STR=[YR=2017] S4 E7 N4 W7\$ E18 N6 W20\$ E32 N34 W32 N3 W9 S3 W5 N5\$ S5 E5 N3 E9 S3 E32 N5\$.

PRINTED 08/02/2023 BY SYS