

LOT 49 (EX W30 FT OF 49) &
W'LY 21.97 FT OF LOT 50
IN OR 2129/211

FOURNIER JOHN & KAMIE
1410 HOLLY DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0049-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 100		0900	01	2,268	110.6175	138.27	313,596	1999	2001	0	0	0	10.50	89.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100		2 SNGL FAM - 100% - 2018													Tax Group: 8 Tax Dist:												
Roof Cover	03	COMP SHNGL 100		Heated Area: 1659													BUILDING MARKET VALUE 280,668												
Interior Wall	05	DRYWALL 100		HXB 1999													TOTAL MARKET OB/XF VALUE 9,599												
Interior Floo	09	PINE WOOD 90		HXB 1999													TOTAL LAND VALUE - MARKET 124,752												
Interior Floo	14	CARPET 10		HXB 1999													TOTAL MARKET VALUE 415,019												
Air Condition	03	CENTRAL 100		HXB 1999													SOH/AGL Deduction 167,261												
Heating Type	04	AIR DUCTED 100		HXB 1999													ASSESSED VALUE 247,758												
Bedrooms		3 100		HXB 1999													TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms		3 100		HXB 1999													BASE TAXABLE VALUE 197,758												
Frame	02	WOOD FRAME 100		HXB 1999													TOTAL JUST VALUE 415,019												
Stories	2.	2. 100		HXB 1999													NCON VALUE 0												
Units	0	0 100		HXB 1999													INCOME VALUE												
Occupancy	00	NONE 100		HXB 1999													PREVIOUS YEAR MKT VALUE 371,569												