



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,155	100	1,155	88,311
BAS	60	100	60	4,587
FOP	114	30	34	2,599
STP	24	10	2	153
TOTALS	1,353		1,251	95,651

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0	1,317.00	SF	4.00
3	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00
4	0350	CARPORT WD	0	100	28	6	168.00	SF	13.00

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		RM	100.00	147.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	113.3600	107.69	134,720	1940	1965	0	0	0	29.00	71.00
1 SINGLE FAM - 100% - 2024												
Heated Area: 1215 HX Base Yr 2024												
1438 HOLLY DR, FERNANDINA BEACH												
BLD DATE 07/30/2008 DJ LGL DATE 03/14/2024 MLU												
XF DATE INC DATE												
AG DATE												

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	1972	1972	3	23	695	
2	0812	CONCRETE C	0	100	0	0	1,317.00	SF	4.00	4.00	100	1983	1983	3	41	2,160	
3	0940	SHEDS/PORT	0	100	10	7	70.00	SF	30.00	30.00	100	1990	1990	3	20	420	
4	0350	CARPORT WD	0	100	28	6	168.00	SF	13.00	13.00	100	1983	1983	3	20	437	

TOTAL OB/XF															3,712	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000					
Total Acres: 0.00			Total Land Value: 160,000				Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 2	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										99,572	
TOTAL LAND VALUE - MARKET										3,712	
TOTAL MARKET VALUE										160,000	
SOH/AGL Deduction										263,284	
ASSESSED VALUE										86,752	
TOTAL EXEMPTION VALUE										176,532	
BASE TAXABLE VALUE										HX HB 50,000	
TOTAL JUST VALUE										126,532	
NCON VALUE										263,284	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										219,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M940655	H/AC	2,700	07/01/1994
E941056	CHNGE SRVC	750	06/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2698/617	2/29/2024	QC	U	I	11	100	
GRANTOR: BOETS PHILIPPE							
GRANTEE: SUAREZ VIVIAN DHERS							
2031/1521	3/03/2016	SW	U	I	37	80,000	
GRANTOR: ANKJ PROPERTIES LLC							
GRANTEE: BOETS PHILIPPE L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 BAS=[YR=2007] N6 W10 FOP=[YR=1993] W19 S6 E19 N6\$ S6 E10 \$ W29 N3 W14 S24 E25 STP=[YR=1993] S4 E6 N4 W6\$ E28 N21\$.									

SUAREZ VIVIAN DHERS
1438 HOLLY DR
FERNANDINA BEACH, FL 32034

00-00-30-024B-0051-0000

[illegible]