LOT 8
IN OR 1732/1390
RESERVE AT OLD BLUFF PB 7/34

HENSON DIRK S/KEETER JODI
95036 RESERVE CT
FERNANDINA BEACH, FL 32034-5487

2024

00-00-30-054B-0008-0000

BUILDING CHARACTERISTICS

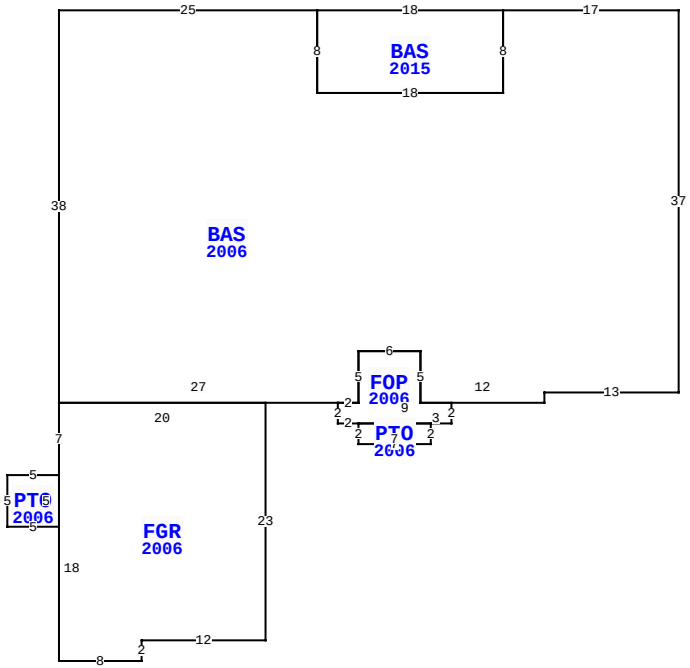
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,093	100	2,093	341,979
BAS	144	100	144	23,528
FGR	476	55	262	42,808
FOP	52	30	16	2,614
PTO	14	5	1	164
PTO	25	5	1	164
TOTALS	2,804		2,517	411,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,517	119.0448	178.57	449,461	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2014 Heated Area: 2237 HX Base Yr 2014



95036 RESERVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		411,257
TOTAL MARKET OB/XF VALUE		58,653
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		794,910
SOH/AGL Deduction		442,479
ASSESSED VALUE		352,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		302,431
TOTAL JUST VALUE		794,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530804	PERGOLA	9,535	07/01/2015
B1530706	SWIM POOL	38,000	06/01/2015
B25162	REMODEL	4,290	09/01/2011
E16616	ELEC OTHER	2,000	01/01/2006
M10794	MECH OTHER	0	12/01/2005
P10296	OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1390	3/25/2011	WD	U	I	12	289,000
GRANTOR: SPERANZA JACKIE V						
GRANTEE: HENSON DIRK S & JOD						
1492/1898	4/17/2007	WD	Q	I		475,000
GRANTOR: BOAZIZ MORDECHAI						
GRANTEE: SPERANZA JACKIE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 BAS=[YR=2015] W18 S8 E18 N8$ S8 W18 N8 W25 S38 FGR=[YR=2006] S7 PTO=[YR=2006] W5 S5 E5 N5$ S18 E8 N2 E12 N23 W20$ E27 FOP=[YR=2006] S2 E2 PTO=[YR=2006] S2 E7 N2 W7$ E9 N2 W3 N5 W6 S5 W2$ E2 N5 E6 S5 E12 N1 E13 N37$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,147.00	SF	4.00	4.00	100	2006	2006	3	87	3,992	
3	1126	CB/STC 8"	0	100	0	0	36.00	SF	8.00	8.00	100	2006	2006	3	87	251	
4	0861	POOL GUNIT	0	100	0	0	320.00	SF	85.00	85.00	100	2015	2015	3	78	21,216	
5	0855	CONC PAVER	0	100	0	0	1,720.00	SF	10.00	10.00	100	2015	2015	3	95	16,340	
6	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2015	2015	3	95	1,900	
7	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2015	2015	3	78	4,118	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
9	0350	CARPORT WD	0	100	0	0	460.00	SF	13.00	13.00	100	2015	2015	3	70	4,186	

LAND DESCRIPTION

TOTAL OB/XF 58,653

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS