

PT LOT 42 (S-2 S-6 & S-10)
IN OR 254/113 & OR 674/1672 &
IN OR 680/887

MUSGROVE ALTON A
1975 BOLES CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0800-0042-0020



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	12	CEDAR 100	0100	01	1,810	116.6000	110.77	200,494	1989	1989		0	0	0	17.00	83.00	VALUATION BY															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1990										Heated Area: 1664					HX Base Yr 1990					STANDARD									
Roof Cover	03	COMP SHNGL 100																					Tax Group: 8					Tax Dist:				
Interior Wall	05	DRYWALL 90																					BUILDING MARKET VALUE					166,410				
Interior Wall	06	CUST PANEL 10																					TOTAL MARKET OB/XF VALUE					48,811				
Interior Floor	12	HARDWOOD 50																					TOTAL LAND VALUE - MARKET					316,160				
Interior Floor	14	CARPET 50																					TOTAL MARKET VALUE					531,381				
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					314,378														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					217,003														
Bedrooms	4	100											TOTAL EXEMPTION VALUE					HX HB WR 55,000														
Bathrooms	2	100											BASE TAXABLE VALUE					162,003														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					531,381														
Stories	1.5	1.5 100											NCON VALUE					0														
Units	0	100											INCOME VALUE																			
BUD8 Adjustme	05	DIST 1A 100											PREVIOUS YEAR MKT VALUE					452,254														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA															02														
NEIGHBORHOOD/LOC		2018.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	84	15	13	1,195																												
BAS	1,152	100	1,152	105,914																												
FOP	444	30	133	12,228																												
FUS	512	100	512	47,073																												
TOTALS		2,192		1,810	166,410																											
EXTRA FEATURES					1975 BOLES CIR, FERNANDINA BEACH										BLD DATE					LGL DATE												
															XF DATE					LAND 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	04/11/2024 MLU															
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320																	
2	0810	CONCRETE A	0 100	0	0	1,500.00	SF	6.50	6.50	100	1989	1989	3	57	5,558																	
3	0510	GARAGE WD-	0 100	28	24	672.00	SF	28.00	28.00	100	1979	1979	3	20	3,763																	
4	0680	POLE SHED	0 100	14	11	134.00	SF	10.00	10.00	100	1989	1989	3	20	268																	
5	2703	QUONSET AB	0 100	66	30	1,980.00	SF	18.00	18.00	100	2005	2005	3	56	19,958																	
6	0810	CONCRETE A	0 100	68	30	2,040.00	SF	9.75	9.75	100	2005	2005	3	86	17,105																	
7	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2005	2005	3	86	839																	
LAND DESCRIPTION										TOTAL OB/XF										48,811												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2104.00	115.00	104.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	108,160															
2	000001	C	V RS W/XFOB	100		RSF	2200.00	132.00	200.00	FF		1.00	1.00	0.80	1,300.00	1,040.00	208,000															