

30-3N-28 PT OF LOT 42
OR 118/537
PARCELS S-4 & S-7

BOLES GERALD N L/E/
PO BOX 16024
FERNANDINA BEACH, FL 32035

2024

00-00-30-0800-0042-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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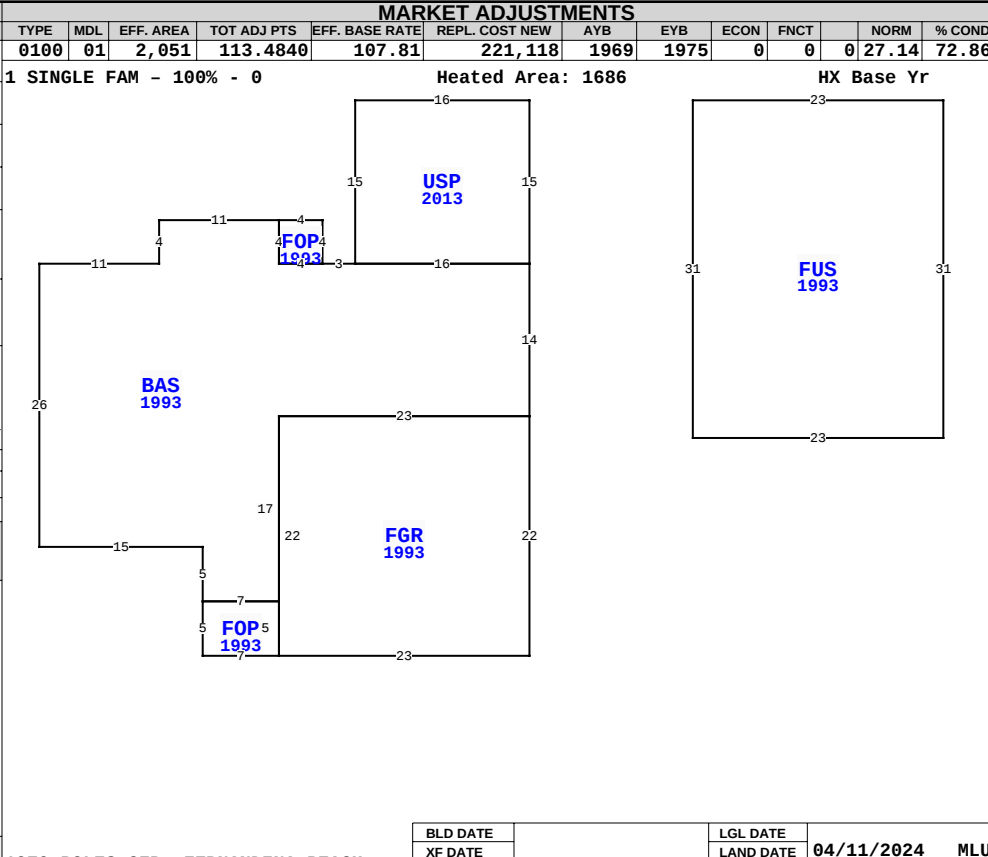
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	973	100	973	76,429
FGR	506	55	278	21,837
FOP	16	30	5	393
FOP	35	30	10	785
FUS	713	100	713	56,007
USP	240	30	72	5,655

TOTALS	2,483		2,051	161,107
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	1980
2	0810	CONCRETE A	0 100	0	0	1,753.00	SF	6.50	6.50	100	1969
3	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1970
4	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1985
5	0351	CARPORT MT	0 100	16	16	256.00	SF	6.60	6.60	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF	2188.00	150.00	188.00	FF	1.00
2	000100	C	SFR	100		RSF	2100.00	150.00	100.00	FF	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TOTAL OB/XF											
4,825											

TOTAL OB/XF											
4,825											

Total Acres:	0.00
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Total Land Value:	374,400
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Market:	0
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Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		161,107	
TOTAL MARKET OB/XF VALUE		4,825	
TOTAL LAND VALUE - MARKET		374,400	
TOTAL MARKET VALUE		540,332	
SOH/AGL Deduction		362,661	
ASSESSED VALUE		177,671	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		122,671	
TOTAL JUST VALUE		540,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R97-0608	REPAIR/RRF	5,100	06/05/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2547/0671	3/14/2022	LE	U	V	11
GRANTOR: BOLES GERALD N					
GRANTEE: BOLES GERALD N JR					
0086/0579	1/01/1968	TA	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
USP=[YR=2013] W16 S15 BAS=[YR=1993] W3 FOP=[YR=1993] N4 W4 S4 E4\$ W4 N4 W11 S4 W11 S26 E15 S5 FOP=[YR=1993] S5 E7 FGR=[YR=1993] E23 N22 W23 S22 \$ N5 W7\$ E7 N17 E23 N14 W16\$ E16 N15\$ PTR= E15 FUS=[YR=1993] E23 S31 W23 N31\$ W15\$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	374,400
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