LOT 15
IN OR 1515/690
4811 PARKWAY PB 5/132

GRANT DOUGLAS A & SUSAN J
4828 HINSON PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-4811-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

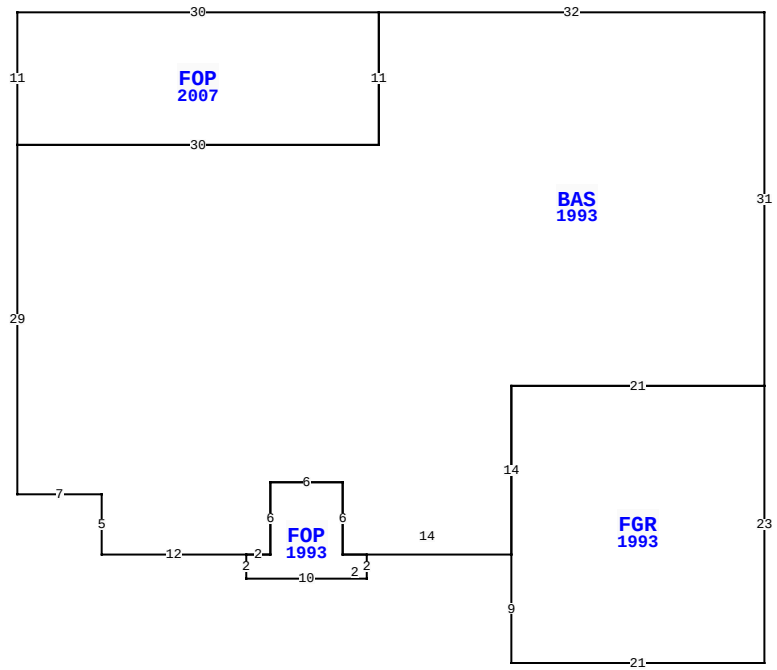
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	349,913
FGR	483	55	266	44,428
FOP	56	30	17	2,840
FOP	330	30	99	16,535
TOTALS	2,964		2,477	413,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,477	128.7264	193.09	478,284	1993	1996	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2008 Heated Area: 2095 HX Base Yr 2008



4828 HINSON PL, FERNANDINA BEACH

BLD DATE	02/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		413,716
TOTAL MARKET OB/XF VALUE		64,994
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		828,710
SOH/AGL Deduction		403,792
ASSESSED VALUE		424,918
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,918
TOTAL JUST VALUE		828,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		713,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22655	SWIM POOL	38,000	07/01/2009
B0618151	REMODEL	16,740	10/31/2006
8488	NEW CONSTR	95,460	11/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/0690	7/27/2007	WD	Q	I		720,000
GRANTOR: BASKIN CRAIG W &						
GRANTEE: GRANT DOUGLAS A & S						
1344/1846	8/25/2005	WD	Q	I		550,000
GRANTOR: NEAL CATHY R						
GRANTEE: BASKIN CRAIG W & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FOP=[YR=2007] W30 S11 E30 N11$ S11 W30 S29 E7 S5 E12 FOP=[YR=1993] S2 E10 N2 W2 N6 W6 S6 W2$ E2 N6 E6 S6 E14 FGR=[YR=1993] S9 E21 N23 W21 S14$ N14 E21 N31$.

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	1993	1993	3	74	2,590	
2	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1993	1993	3	66	129	
3	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2006	2006	3	87	1,523	
4	0855	CONC PAVER	0	100	0	0	2,276.00	SF	10.00	10.00	100	2006	2006	3	87	19,801	
5	0462	ST/AL FNC	0	100	192	0	768.00	SF	10.00	10.00	100	2004	2004	3	36	2,765	
6	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2009	2009	3	56	20,182	
7	0911	SCRN RM A	0	100	0	0	1,224.00	SF	17.50	17.50	100	2009	2009	3	40	8,568	
8	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2009	2009	3	90	7,200	
9	0855	CONC PAVER	0	100	0	0	228.00	SF	7.00	7.00	100	2009	2009	3	90	1,436	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	40	800	

TOTAL OB/XF 64,994

LAND DESCRIPTION

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS