BLOCK 8 LOT 4
IN OR 1195/28
AMELIA PARK PHASE 1 UNIT 2

HAGERMANN GLEN ANN
PO BOX 16898
FERNANDINA BEACH, FL 32035

2024

00-00-31-102P-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

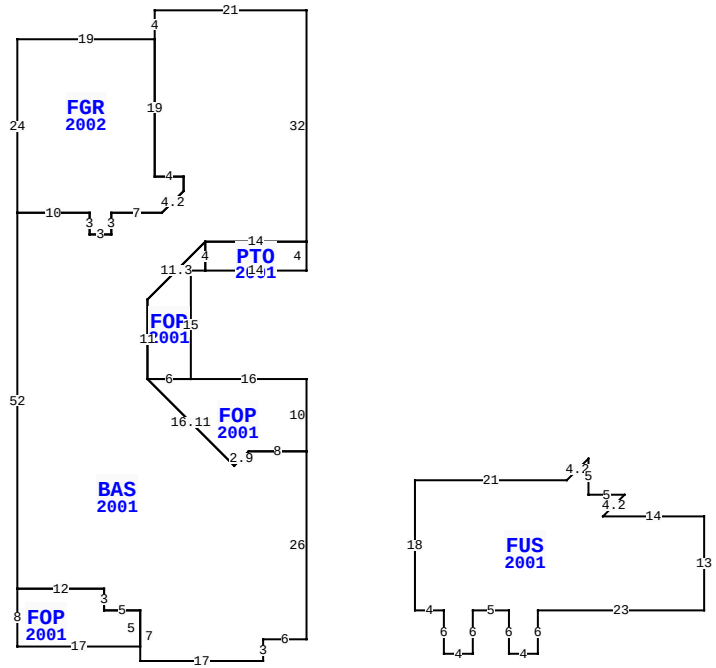
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2,311	425,934
FGR	481	55	265	48,841
FOP	90	30	27	4,976
FOP	121	30	36	6,635
FOP	174	30	52	9,584
FUS	703	100	703	129,568
PTO	56	5	3	553
TOTALS	3,936		3,397	626,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,397	137.2870	205.93	699,544	2001	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2006 Heated Area: 3014 HX Base Yr



1889 FLOYD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		626,092
TOTAL MARKET OB/XF VALUE		17,822
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		923,914
SOH/AGL Deduction		155,179
ASSESSED VALUE		768,735
TOTAL EXEMPTION VALUE	13	768,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		923,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
012591	XFOB	4,000	12/03/2001
011735	SWIM POOL	12,000	07/30/2001
011148	NEW CONSTR	220,140	05/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0028	12/12/2003	TD	Q	I		425,000
GRANTOR: WOODS HUIE H & MARGAR						
GRANTEE: HAGERMANN GLEN ANN						
1195/0026	12/12/2003	WD	U	I	01	100
GRANTOR: WOODS HUIE H & MARGAR						
GRANTEE: WOODS HUIE H & MARG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 S4 FGR=[YR=2002] W19 S24 E10 S3 E3 N3 E7 U3 R3 N2W4 N19 $ S19 E4 S2 D3 L3 W7 S3 W3 N3 W10 S52 FOP=[YR=2001] S8 E17 N5 W5 N3 W12 $ E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2001] N10 W16 FOP=[YR=2001] N15 E2 PTO=[YR=2001] E14N4 W14S4$N4 L8 D8 S11E6$W6 D12 R12 R2 U2 E8$ W8 D2 L2 L12 U12 N11 U8 R8 E14N32$ PTR=S65 E15 FUS=[YR=2001] E21 R3 U3 S5E5 D3 L3 E14S13W23 S6W4 N6W5S6W4N6W4N18 $ W15N65$.

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	2001	2001	3	85	2,975	
2	0861	POOL GUNIT	0	100	0	0	92.00	SF	85.00	85.00	100	2001	2001	3	27	2,111	
3	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	20	800	
5	0845	KOOL DECK	0	100	0	0	115.00	SF	14.50	14.50	100	2001	2001	3	80	1,334	
6	0910	SCRN RM L	0	100	19	19	361.00	SF	15.00	15.00	100	2001	2001	3	20	1,083	
7	0810	CONCRETE A	0	100	13	8	104.00	SF	6.50	6.50	100	2001	2001	3	80	541	
8	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	80	1,664	
9	0825	BRICK	0	100	0	0	210.00	SF	12.50	12.50	100	2001	2001	3	94	2,468	
10	0810	CONCRETE A	0	100	63	3	189.00	SF	6.50	6.50	100	2001	2001	3	80	983	

TOTAL OB/XF 14,199

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		R-2	0.00	0.00	70.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	280,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS

BLOCK 8 LOT 4
IN OR 1195/28
AMELIA PARK PHASE 1 UNIT 2

HAGERMANN GLEN ANN
PO BOX 16898
FERNANDINA BEACH, FL 32035

2024

00-00-31-102P-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		626,092
TOTAL MARKET OB/XF VALUE		17,822
TOTAL LAND VALUE - MARKET		280,000
TOTAL MARKET VALUE		923,914
SOH/AGL Deduction		155,179
ASSESSED VALUE		768,735
TOTAL EXEMPTION VALUE	13	768,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		923,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		746,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0028	12/12/2003	TD	Q	I		425,000
GRANTOR: WOODS HUIE H & MARGAR						
GRANTEE: HAGERMANN GLEN ANN						
1195/0026	12/12/2003	WD	U	I	01	100
GRANTOR: WOODS HUIE H & MARGAR						
GRANTEE: WOODS HUIE H & MARG						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2001	2001	3	80	218	
12	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	55	165	
13	0476	VF 6 SBPL	0	100	0	0	69.00	LF	32.00	32.00	100	2001	2001	3	55	1,214	
14	1126	CB/STC 8"	0	100	32	3	96.00	SF	8.00	8.00	100	2001	2001	3	80	614	
15	1126	CB/STC 8"	0	100	26	2	52.00	SF	8.00	8.00	100	2001	2001	3	80	333	
16	0819	CONC 12"	0	100	6	2	12.00	SF	9.50	9.50	100	2001	2001	3	80	91	
17	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	2001	2001	3	80	988	

LAND DESCRIPTION

TOTAL OB/XF 3,623

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/06/2024 BY SYS