

BIETENHOLZ JOSHUA O & KATHRYN HUNT
2150 DATE ST
FERNANDINA BEACH, FL 32034

00-00-31-1180-0013-0010

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								563,878							
TOTAL MARKET OB/XF VALUE								79,958							
TOTAL LAND VALUE - MARKET								639,625							
TOTAL MARKET VALUE								1,283,461							
SOH/AGL Deduction								337,223							
ASSESSED VALUE								946,238							
TOTAL EXEMPTION VALUE								HX		HB		50,000			
BASE TAXABLE VALUE								896,238							
TOTAL JUST VALUE								1,283,461							
NCON VALUE								73,046							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								1,185,730							
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
20222079				SWIM POOL				0				05/02/2022			
20090875				H/AC				5,000				07/06/2009			
10426				NEW CONSTR				500				04/03/1997			
9722				NEW CONSTR				229,000				04/03/1996			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE						
2437/1084		2/26/2021		WD	Q	I	02		1,210,000						
GRANTOR: FONTAINE ANN S															
GRANTEE: BIETENHOLZ JOSHUA O															
0572/1234		6/21/1989		WD	U	V	06		60,000						
GRANTOR: BURNS & KAVANAUGH															
GRANTEE: FAONTAINE EUGENE &															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1997;ORIG=0,0] W18 N12 W24 S12 W33 S47 E14 E1 N3 E23 N6 E12 N15 E22 N6 E3 N17 \$															
FUS=[YR=1997;ORIG=0,-50] N17 W18 W19 S18 W13 S4 E13 S5 E11 N5 E6 N5 E20 \$															
FGR=[YR=1997;ORIG=-25,47] E22 N24 W22 S24 \$															
FSP=[YR=1997;ORIG=-42,-12] W33 S12 E33 N12 \$															
FOP=[YR=1997;ORIG=-18,-67] N12 W24 S12 E24 \$															
UOP=[YR=1997;ORIG=-52,52] E18 N5 W1 N3 W17 S8 \$															
FST=[YR=1997;ORIG=-34,47] E9 N9 W12 S6 E2 S3 E1 \$															
FOP=[YR=1997;ORIG=-61,47] S5 E9 N8 W8 S3 W1 \$															
PTR=[ORIG=0,0] N50 S50 \$															
UOP=[YR=2024;ORIG=-18,-38] W26 S21 W5 S5 E31 N26 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
39,625															
Common: 639,625														PRINTED 08/06/2024 BY SYS	