LOT 14
IN OR 1773/1311
LAKEWOOD #4 PB 5/245

MORRIS TIFFANY
2222 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0014-0000

BUILDING CHARACTERISTICS

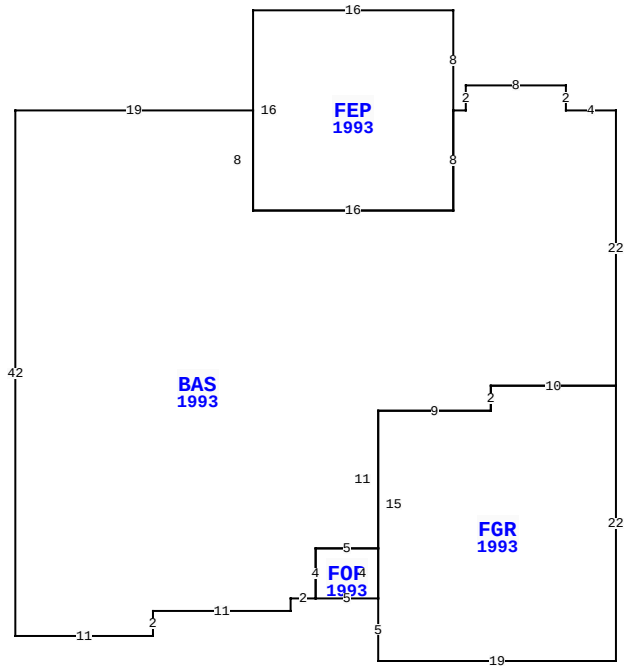
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	182,813
FEP	256	80	205	25,339
FGR	400	55	220	27,193
FOP	20	30	6	742
TOTALS	2,155		1,910	236,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,910	117.7176	147.15	281,056	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2013 Heated Area: 1479 HX Base Yr 2013



2222 WILL HARDEE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,087
TOTAL MARKET OB/XF VALUE		12,985
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		424,072
SOH/AGL Deduction		238,303
ASSESSED VALUE		185,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,769
TOTAL JUST VALUE		424,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060411	REPAIR/RRF	6,750	03/01/2006
6697	SWIM POOL	5,500	08/12/1991
5489	NEW CONSTR	47,255	07/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1311	12/28/2011	WD	U	I	11	135,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: MORRIS TIFFANY						
1773/1309	12/06/2011	QC	U	I	11	100
GRANTOR: GREENWOOD JAMES P & J						
GRANTEE: HSBC MORTGAGE SERVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4N2W8S2W1 FEP=[YR=1993] N8 W16 S16 E16 N8$ S8 W16 N8 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E19 N22 W 10 S2 W9 S15 $ N4 W5 S4 $ N4 E5 N11 E9 N2 E10 N22 $.

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	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	1989	1989	3	57	2,110	
3	0861	POOL GUNIT	0	100	24	13	312.00	SF	85.00	85.00	100	1991	1991	3	20	5,304	
4	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	1991	1991	3	62	1,865	
5	1242	WD DECK A	0	100	0	0	385.00	SF	10.00	10.00	100	2000	2000	3	20	770	
6	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	1989	1989	3	57	626	

LAND DESCRIPTION

TOTAL OB/XF 12,985

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS