

LOT 54
OCEAN VILLAGE #2 S/D PBK 6/19
& PT OF TRACT D IN

HASLEY ANNE S SELF DELCARED REVOC DEED OF TRUST
C/O RAYMOND HASLEY, 1815 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-156V-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1,841	344,626
FGR	575	55	316	59,154
FOP	86	30	26	4,867
FUS	1,146	100	1,146	214,525
PTO	545	5	27	5,054
TOTALS	4,193		3,356	628,225

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	888.00	SF	5.20	5.20	100	1996
2	0810	CONCRETE A	0	0	23	92.00	SF	6.50	6.50	100	1996
3	0810	CONCRETE A	0	0	3	9.00	SF	6.50	6.50	100	1996

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	000133	C	SFR LAKE	0	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,356	144.2707	216.41	726,272	1996	1996	0	0	13.50	86.50
1 SFR CUST - 0% - 2024											
Heated Area: 2987											
HX Base Yr											
BLD DATE											
LGL DATE											
05/08/2024 MLU											

TOTAL OB/XF											
3,798											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		628,225	
TOTAL MARKET OB/XF VALUE		3,798	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,132,023	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,132,023	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,132,023	
TOTAL JUST VALUE		1,132,023	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		954,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502330	NEW CONSTR	116,470	10/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1388/1102	2/13/2006	WD U	I	01	
GRANTOR: HASLEY ANNE S					
GRANTEE: HASLEY ANNE S TRUST					
0877/0393	4/05/1999	WD Q	I		450,000
GRANTOR: BARBAGALLO FRANK S &					
GRANTEE: HASLEY ANNE S					

BUILDING NOTES											
BAS=[YR=1996] W5 N2 W7 S2 W6 PTO=[YR=1996] N1 E5 N15 W5 N1 W20 S17 W1 S2 W1 S4 E22 N6 \$ S6 W22 N4 W4 N2 W6 S2 W3 S6 W7 S16 FGR=[YR=1996] S25 E23 N25 W23 \$ E23 S17 E11 FOP=[YR=1996] S4 E10 N9 W9 S4 W1 S1 \$ N1 E1 N4 E9 S8 E9 N6 E7 N38 \$ PTR=E15 FUS=[YR=1996] E12 N8 E7 S8 E19 N13 E17 S22 W7 N2 W4 N2 W4 S12 W21 N2 W5 S6 W3 S4 W8 N4 W3 N21 \$ W15 \$.											