LOT 2
IN OR 2062/1038
NORTH HAMPTON PHASE 1 PB 6/215

GARVIN MARJANNA K & JACK C
8632 NOYAK COURT
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

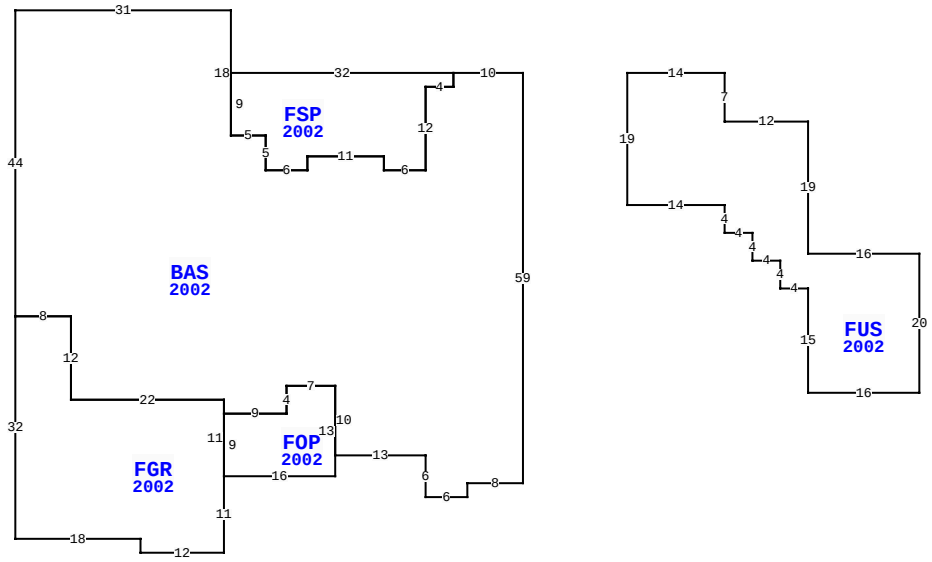
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,549	100	3,549	413,176
FGR	720	55	396	46,103
FOP	172	30	52	6,054
FSP	353	40	141	16,415
FUS	826	100	826	96,163
TOTALS	5,620		4,964	577,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,964	100.6845	125.86	624,769	2002	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 4375 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

8632 NOYAK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	577,911
TOTAL MARKET OB/XF VALUE	43,637
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	749,048
SOH/AGL Deduction	107,438
ASSESSED VALUE	641,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	641,610
TOTAL JUST VALUE	749,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007989	REPAIR/RRF	36,639	09/23/2020
B0514676	SWIM POOL	50,000	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1038	7/29/2016	WD	Q	I	01	545,000
GRANTOR: PACE JEFFREY & DONNA						
GRANTEE: GARVIN MARJANNA K &						
1942/1035	10/10/2014	WD	Q	I	01	562,000
GRANTOR: DAVIS PAUL W SR & BRE						
GRANTEE: PACE JEFFREY & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W10 FSP=[YR=2002] W32 S9 E5 S5 E6 N2 E11 S2 E6 N12 E4 N2 $ S2 W4 S12 W6 N2 W11 S2 W6 N5 W5 N18 W31 S44 FGR=[YR=2002] S32 E18 S2 E12 N11 FOP=[YR=2002] E16 N13 W7 S4 W9 S9 $ N11 W22 N12 W8 $ E8 S12 E22 S2 E9 N4 E7 S10 E13 S6 E6 N2 E8 N59 $ PTR= E15 FUS=[YR=2002] E14 S7 E12 S19 E16 S20 W16 N15 W4 N4 W4 N4 W4 N4 W14 N19 $ W15 $.

EXTRA FEATURES

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,219.00	SF	4.00	4.00	100	2005	2005	3	86	4,193	
3	0861	POOL GUNIT	0	0	0	0	738.00	SF	85.00	85.00	100	2005	2005	3	40	25,092	
4	0835	QUARY TILE	0	0	0	0	1,263.00	SF	10.00	10.00	100	2005	2005	3	86	10,862	
5	0877	JACUZZI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	

LAND DESCRIPTION

TOTAL OB/XF 43,637

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS