



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	317,483
FGR	471	55	259	31,996
FOP	55	30	16	1,976
FOP	257	30	77	9,512
FUS	502	100	502	62,014
TOTALS	3,855		3,424	422,981

EXTRA FEATURES		
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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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0 100	0	0	1,060.00	SF	6.50	6.50	100	2006	2006	3	87	5,994	
3	0471	VINYL FNC	0 100	0	0	90.00	LF	32.00	32.00	100	2007	2007	3	72	2,074	
4	0845	KOOL DECK	0 100	0	0	649.00	SF	7.25	7.25	100	2007	2007	3	88	4,141	
5	0861	POOL GUNIT	0 100	0	0	276.00	SF	85.00	85.00	100	2007	2007	3	48	11,261	
6	0911	SCRN RM A	0 100	0	0	285.00	SF	17.50	17.50	100	2019	2019	3	86	4,289	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,424	108.0080	135.01	462,274	2006	2006	0	0	0	8.50
1 SNGL FAM - 100% - 2022						Heated Area: 3072		HX Base Yr 2022			
32037 HIBISCUS PARKE CT, FERNANDINA BEACH, FL 32034											
BLD DATE 02/05/2007				PH 02/05/2007		LGL DATE 04/08/2024		MLU			
XF DATE				INC DATE		LAND DATE					
						AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		422,981	
TOTAL MARKET OB/XF VALUE		29,559	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		527,540	
SOH/AGL Deduction		112,719	
ASSESSED VALUE		414,821	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		364,821	
TOTAL JUST VALUE		527,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906747	SCRN ENCLSR	8,900	08/01/2019
B19856	SWIM POOL	25,000	05/01/2007
M10602	MECH OTHER	0	11/01/2005
E15899	ELEC OTHER	0	10/01/2005
P10112	OTHER	0	10/01/2005
B16171	NEW CONSTR	215,690	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2275/1512	5/02/2019	WD	Q	I	01	332,500	
GRANTOR: HOLLAND FRANCES H & G							
GRANTEE: HOFFMAN TIMOTHY & L							
1395/1377	3/14/2006	WD	Q	I		309,700	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HOLLAND FRANCES H							

BUILDING NOTES		
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BUILDING DIMENSIONS		
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 R4 D4 E19 R4 U4 E3\$W3 D4 L4 W19 L4 U4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$ E35 S2 E6\$W6N2 W15 S23 E21\$ PTR=N72E15 FUS=[YR=2006] E15 S30 W11 N4 W4 S8 W4 N17 E4 N17\$ W15 S72\$.		