LOT 14
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

HUNT JAMES RUSSELL JR & SABINE
96032 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

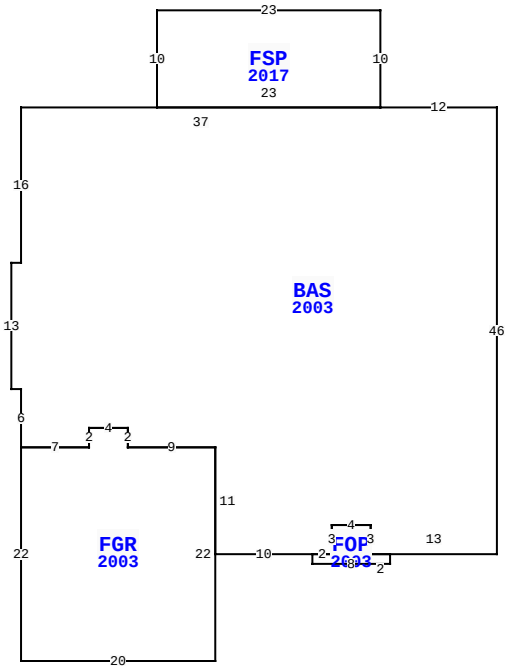
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2,027	239,129
FGR	448	55	246	29,021
FOP	20	30	6	707
FSP	230	40	92	10,853
TOTALS	2,725		2,371	279,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,371	104.8600	131.08	310,791	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2024 Heated Area: 2027 HX Base Yr 2024



96032 INLET COVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,712
TOTAL MARKET OB/XF VALUE		8,659
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,371
SOH/AGL Deduction		0
ASSESSED VALUE		363,371
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		308,371
TOTAL JUST VALUE		363,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210482	NEW CONSTR	142,211	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1137	8/22/2023	WD	Q	I	01	436,800
GRANTOR: BOLYARD RENEE Y & JOH						
GRANTEE: HUNT JAMES RUSSELL						
1172/0578	9/17/2003	WD	U	I	07	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOLYARD RENEE Y & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 FSP=[YR=2017] N10 W23 S10 E23$ W37 S16 W1 S13 E1 S6 FGR=[YR=2003] S22 E20 N22 W9 N2 W4 S2 W7$ E7 N2 E4 S2 E9 S11 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E13 N46$.

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	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,691.00	SF	4.00	4.00	100	2003	2003	3	83	5,614	

LAND DESCRIPTION

TOTAL OB/XF 8,659

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS