LOT 15
IN OR 2699 PG 1000
R/W IN OR 400/807

PATTEN RICHARD EDWARD
615 ALHAMBRA CT
PONTE VEDRA BEACH, FL 32082

2024

29-2N-28-4950-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

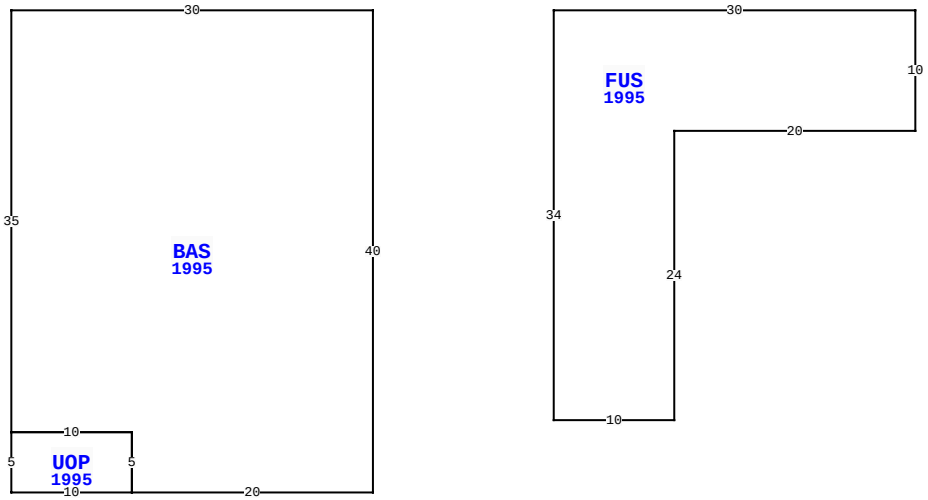
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	16,523
FUS	540	100	540	7,759
UOP	50	20	10	144
TOTALS	1,740		1,700	24,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,700	75.6200	71.84	122,128	1984	1984	0	0	0.8	17.00	20.00

1 SINGLE FAM – 100% - 1982 Heated Area: 1690 HX Base Yr 1982



95343 MARC ANTHONY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,426
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		206,250
TOTAL MARKET VALUE		235,476
SOH/AGL Deduction		157,099
ASSESSED VALUE		78,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,377
TOTAL JUST VALUE		235,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01629	XFOB	8,000	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1000	3/12/2024	WD	Q	I	01	270,000
GRANTOR: FREEMAN BARBARA ANN M						
GRANTEE: PATTEN RICHARD EDWA						
0395/0732	8/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 S35 UOP=[YR=1995] S5 E10 N5 W10$ E10 S5 E20 N40$ PTR= E15 FUS=[YR=1995] E30 S10 W20 S24W10 N34$ W15$.

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
5	0680	POLE SHED	0	100	40	50	2,000.00	SF	10.00	10.00	100	1996	1996	3	24	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	75,000.00	75,000.00	206,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.75 Total Land Value: 206,250 Market: 0 Agricultural: 0 Common: 206,250 PRINTED 08/06/2024 BY SYS