

UHRMAN ROBERT LOUIS & PAMELA S
95032 ORCHID PLACE
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0089-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				405,656					
TOTAL MARKET OB/XF VALUE				15,229					
TOTAL LAND VALUE - MARKET				75,000					
TOTAL MARKET VALUE				495,885					
SOH/AGL Deduction				3,747					
ASSESSED VALUE				492,138					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				442,138					
TOTAL JUST VALUE				495,885					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				477,804					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
C1706207		CO ISSUED		0		02/06/2018			
B1706207		NEW CONSTR		417,312		07/12/2017			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/1471		5/12/2022		WD	Q	I	01	677,900	
GRANTOR: FEENSTRA ALAN & LORI									
GRANTEE: UHRMN ROBERT LOUIS									
2176/0149		2/06/2018		WD	Q	I	02	384,600	
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: FEENSTRA ALAN & LOR									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W9 PT0=[YR=2022] N8 W23 S8 R3 D3 E17 U3 R3 \$ D3 L3 FOP=[YR=2018] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1\$ E1 N21W31\$ E31 S13 E8 S2 E11 N68\$ PTR= E25 STR=[YR=2018] E4 S3 FUS=[YR=2018] E15 S28 W5 S2 W10 N2 W4 N21 E4 N7\$ S7 W4 N10\$ W25\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
75,000									
Common: 75,000 PRINTED 08/06/2024 BY SYS									