IN OR 879/463
EX 3-22

LINDSEY CARL D/LINDSEY CINDY M
95039 ALOHA LN
FERNANDINA BEACH, FL 32034

2024

31-2N-28-0000-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

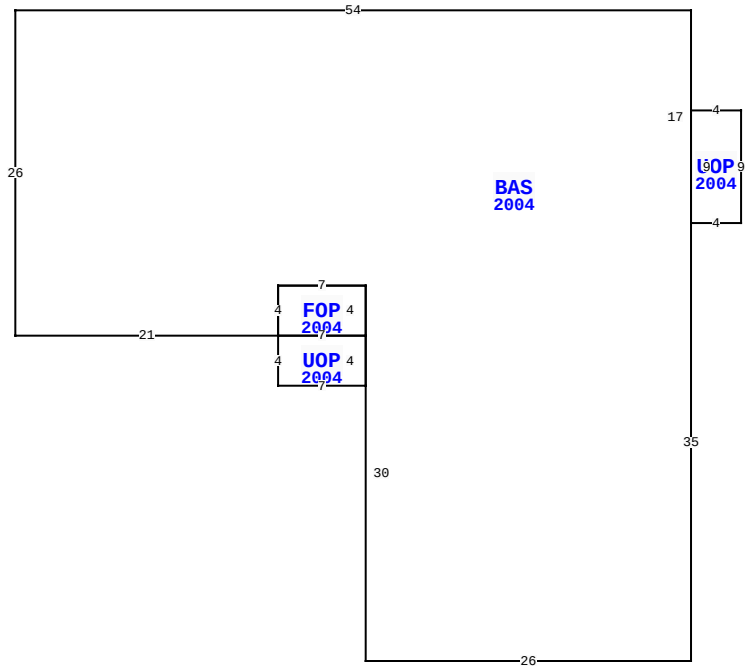
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	190,541
FOP	28	30	8	743
UOP	28	20	6	557
UOP	36	20	7	650
TOTALS	2,144		2,073	192,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,073	107.4080	102.04	211,529	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2052 HX Base Yr 2000



95039 ALOHA LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,491
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		91,500
TOTAL MARKET VALUE		286,871
SOH/AGL Deduction		136,759
ASSESSED VALUE		150,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,112
TOTAL JUST VALUE		286,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311623	NEW CONSTR	65,970	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0463	4/16/1999	WD	Q	I		72,000

GRANTOR: GILBERT JERRY & JOYCE

GRANTEE: LINDSEY CARL & CIND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W54 S26 E21 UOP=[YR=2004] S4 E7 N4 W7 $
FOP=[YR=2004] E7 N4 W7 S4 $ N4 E7 S30 E26 N35 UOP=[YR=2004]
E4 N9 W4 S9 $ N17 $.

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	0681	POLE SHED	0	100	16	20	320.00	SF	15.00	15.00	100	2010	2010	3	60	2,880	

TOTAL OB/XF 2,880

LAND DESCRIPTION

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	75,000.00	75,000.00	91,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.22 Total Land Value: 91,500 Market: 0 Agricultural: 0 Common: 91,500 PRINTED 08/06/2024 BY SYS