LOT 11
IN OR 2182/1870
OAK HILL ESTATES #2 PB 5/134

CONWAY TIMOTHY J & MALENE S
95188 RICHARD DR
FERNANDINA BEACH, FL 32034

**2024**

**31-2N-28-1601-0011-0000**

## BUILDING CHARACTERISTICS

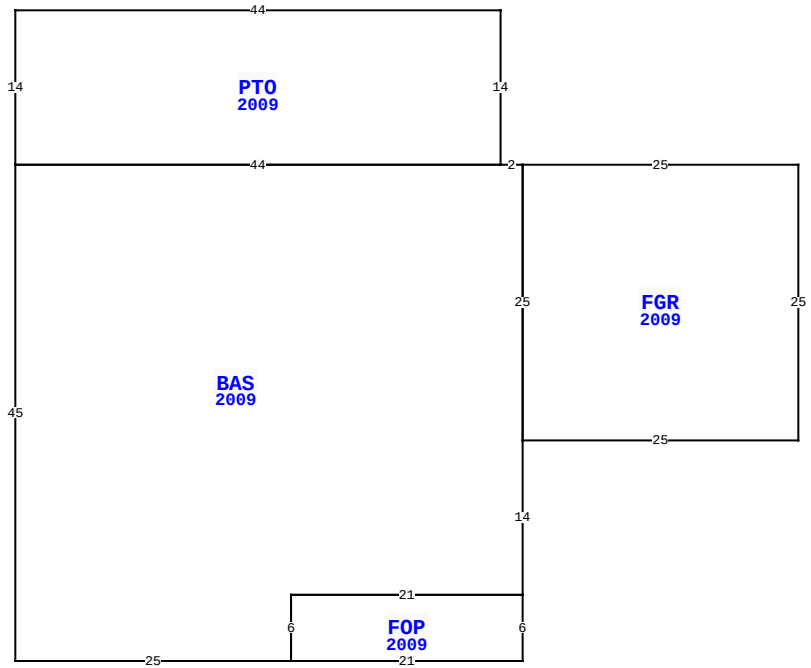
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,944 | 100 | 1,944 | 230,486 |
| FGR | 625 | 55 | 344 | 40,785 |
| FOP | 126 | 30 | 38 | 4,505 |
| PTO | 616 | 5 | 31 | 3,676 |
| TOTALS | 3,311 | | 2,357 | 279,453 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,357 | 101.8800 | 127.35 | 300,164 | 2009 | 2009 | 0 | 0 | 0 | 6.90 | 93.10 |

1 SNGL FAM – 100% - 2019 Heated Area: 1944 HX Base Yr 2019




95188 RICHARD DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 297,307 |
| TOTAL MARKET OB/XF VALUE | | 7,111 |
| TOTAL LAND VALUE - MARKET | | 84,000 |
| TOTAL MARKET VALUE | | 388,418 |
| SOH/AGL Deduction | | 159,142 |
| ASSESSED VALUE | | 229,276 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 129,276 |
| TOTAL JUST VALUE | | 388,418 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B190752 | GARAGE | 40,152 | 02/01/2019 |
| C22384 | CO ISSUED | 0 | 08/17/2009 |
| M14534 | MECH OTHER | 0 | 05/01/2009 |
| R11888 | REPAIR/RRF | 1,600 | 05/01/2009 |
| P13722 | PLUMBING | 0 | 04/01/2009 |
| B22384 | NEW CONSTR | 177,606 | 04/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2182/1870 | 3/09/2018 | SW | U | I | 12 | 215,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CONWAY TIMOTHY J & | | | | | | |
| 2133/1421 | 7/06/2017 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W2 PTO=[YR=2009] N14 W44 S14 E44$ W44 S45 E25 FOP=[YR=2009] E21 N6 W21 S6$ N6 E21 N14 FGR=[YR=2009] E25 N25 W25 S25$ N25$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 20.10 | 20.10 | 100 | 2010 | 2010 | 3 | 45 | 2,171 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 23 | 3,220 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 294.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 90 | 1,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,111

| 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 | 0006 | OR | 0.00 | 0.00 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 84,000 | | | | | | | |

REVIEW DATE 12/27/2019 BY KW Total Acres: 1.12 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS

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IN OR 2182/1870
OAK HILL ESTATES #2 PB 5/134

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**2024**

**31-2N-28-1601-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

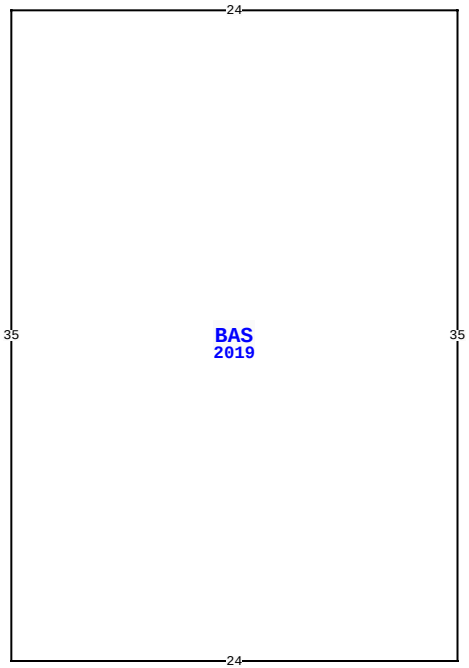
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 840 | 100 | 840 | 17,854 |
| TOTALS | 840 | | 840 | 17,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 840 | 63.2500 | 22.14 | 18,598 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019




95188 RICHARD DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
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## VALUATION SUMMARY

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| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7982 | XFOB | 4,480 | 04/06/1992 |
| 6990 | MH MOVE-ON | 36,805 | 10/23/1987 |

## SALES DATA

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| 2182/1870 | 3/09/2018 | SW | U | I | 12 | 215,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: CONWAY TIMOTHY J & | | | | | | |
| 2133/1421 | 7/06/2017 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 E24 N35$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/27/2019 BY KW Total Acres: 1.12 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS