PT OF THE W'LY 1/2 OF S'LY 1/2
OF SE1/4 OF THE NW1/4 OF
SEC 32-2N-28E IN OR 2165/1245

TATE KAREN & JONATHAN
95186 HATTON ROAD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0005-0010

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

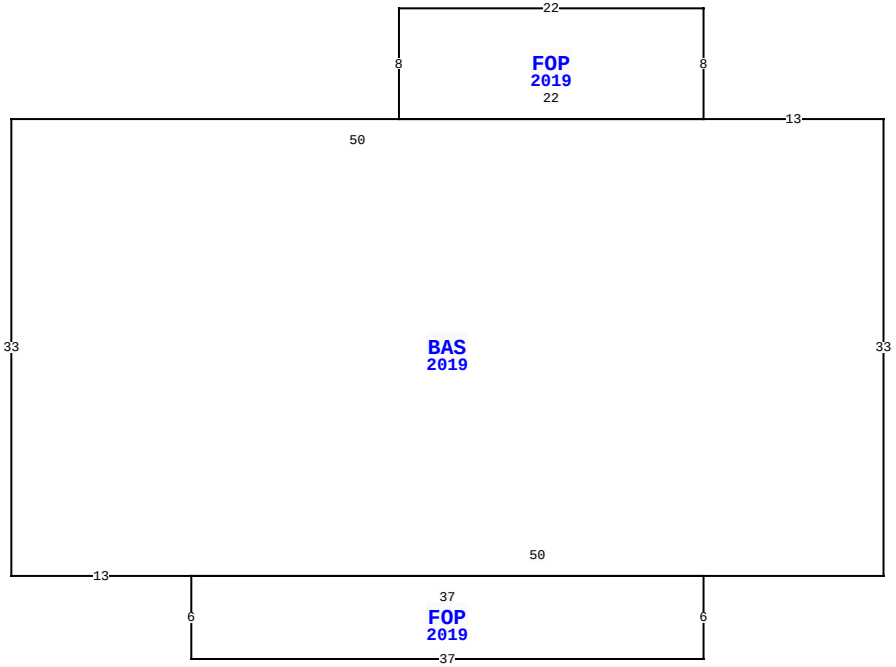
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2,079	286,223
FOP	176	30	53	7,297
FOP	222	30	67	9,225
TOTALS	2,477		2,199	302,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,199	111.8180	139.77	307,354	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2079 HX Base Yr 2020



95186 HATTON 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		302,744
TOTAL MARKET OB/XF VALUE		3,886
TOTAL LAND VALUE - MARKET		106,875
TOTAL MARKET VALUE		413,505
SOH/AGL Deduction		179,096
ASSESSED VALUE		234,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,409
TOTAL JUST VALUE		413,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806238	CO ISSUED	0	03/22/2019
B1806238	NEW CONSTR	256,775	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1073	9/05/2018	WD	U	I	11	100
GRANTOR: HATTON MARGIE						
GRANTEE: TATE KAREN & JONATH						
2165/1245	12/21/2017	QC	U	I	11	100
GRANTOR: HATTON MARGIE						
GRANTEE: TATE KAREN & JONATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] N8 W22 S8 E22$ W50 S33 E13
FOP=[YR=2019] S6 E37 N6 W37$ E50 N33$.

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	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	2019	2019	3	98	803	
2	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	2019	2019	3	98	3,083	

LAND DESCRIPTION

TOTAL OB/XF 3,886

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	1.50	AC		1.00	1.00	0.95	75,000.00	71,250.00	106,875							

REVIEW DATE 07/28/2019 BY KWMB Total Acres: 1.50 Total Land Value: 106,875 Market: 0 Agricultural: 0 Common: 106,875 PRINTED 08/06/2024 BY SYS