PT SEC 34-2N-28E IN OR 744/1943
& OR 2692/507
(EX 10-1 10-2 & 10-3)

WARD BRUCE & JETTA K
95395 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

34-2N-28-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,150
TOTAL LAND VALUE - MARKET	76,238
TOTAL MARKET VALUE	91,388
SOH/AGL Deduction	37,236
ASSESSED VALUE	54,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,152
TOTAL JUST VALUE	91,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/507	1/20/2024	QC	U	I	11	100
GRANTOR: BROUSSARD HEATHER ASH						
GRANTEE: WARD BRUCE LAWRENCE						
0744/1943	11/28/1995	QC	U	V	01	100
GRANTOR: LITTLE ROBERT K & BER						
GRANTEE: WARD BRUCE & JETTA						

DENISE ST, FERNANDINA BEACH

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

BUILDING NOTES

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	0510	GARAGE WD-	0	0	15	30	450.00	SF	35.00	35.00	100	1970	1970	3	20	3,150	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 15,150

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	000715	C	MISC RES AC	0		RSF-1	0.00	0.00	1.07	AC		1.00	1.00	0.95	75,000.00	71,250.00	76,238							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.07 Total Land Value: 76,238 Market: 0 Agricultural: 0 Common: 76,238 PRINTED 08/06/2024 BY SYS