

PT OF NW1/4 OF SEC 35-2N-28E
IN OR 2712/1509 (EX R/W IN
OR 611/1178 & EX ESMT IN

HYERS TOMMY C & RUBY M L/E/
95096 ACORN LANE
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0310



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 20
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	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	1,520	100	1,520	131,837
FGR	400	55	220	19,082
FOP	180	30	54	4,684

TOTALS	2,100		1,794	155,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	201.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	24	28	672.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	12	17	204.00	SF	6.50	6.50
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00
5	0351	CARPORT MT	0 100	30	24	720.00	SF	10.00	10.00
6	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00
7	0476	VF 6 SBPL	0 100	0	0	530.00	LF	16.00	16.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.29

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,794	110.0000	104.50	187,473	1989	1989	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0 Heated Area: 1520 HX Base Yr											

95096 ACORN LN, FERNANDINA BEACH	BLD DATE 05/12/2015	KK	LGL DATE	05/30/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
1	0810	CONCRETE A	0 100	0	0	201.00	SF	6.50	6.50	100	1989	1989	3	57	745	
2	0810	CONCRETE A	0 100	24	28	672.00	SF	6.50	6.50	100	1989	1989	3	57	2,490	
3	0810	CONCRETE A	0 100	12	17	204.00	SF	6.50	6.50	100	1989	1989	3	57	756	
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2012	2012	3	55	4,752	
5	0351	CARPORT MT	0 100	30	24	720.00	SF	10.00	10.00	100	2012	2012	3	55	3,960	
6	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2013	2013	3	60	1,536	
7	0476	VF 6 SBPL	0 100	0	0	530.00	LF	16.00	16.00	100	2017	2017	3	92	7,802	

TOTAL OB/XF										22,041						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		155,603	
TOTAL MARKET OB/XF VALUE		22,041	
TOTAL LAND VALUE - MARKET		96,750	
TOTAL MARKET VALUE		274,394	
SOH/AGL Deduction		141,120	
ASSESSED VALUE		133,274	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		83,274	
TOTAL JUST VALUE		274,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,774	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7680	MH MOVE-ON	10,000	02/08/1989
5608	NEW CONSTR	2,000	01/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1509	5/17/2024	LE U	I	I	11	100
GRANTOR: HYERS TOMMY C & RUBY						
GRANTEE: HYERS JEREMY MICHAEL						
2712/502	5/16/2024	QC U	I	I	11	100
GRANTOR: HYERS TOMMY C						
GRANTEE: HYERS TOMMY C & RUB						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 U2 L2 W4 D2 L2 W31 N12 W14 S42 E14									
FOP=[YR=1993] E30 FGR=[YR=1993] E20 N20 W20 S20 \$ N6 W30 S6 \$ N6 E30 N14 E20 N10 \$.									