PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 209/558

SRESOVICH LUKE D & MARTHA A
96195 NEW HOPE LANE
FERNANDINA BEACH, FL 32034

2024

39-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

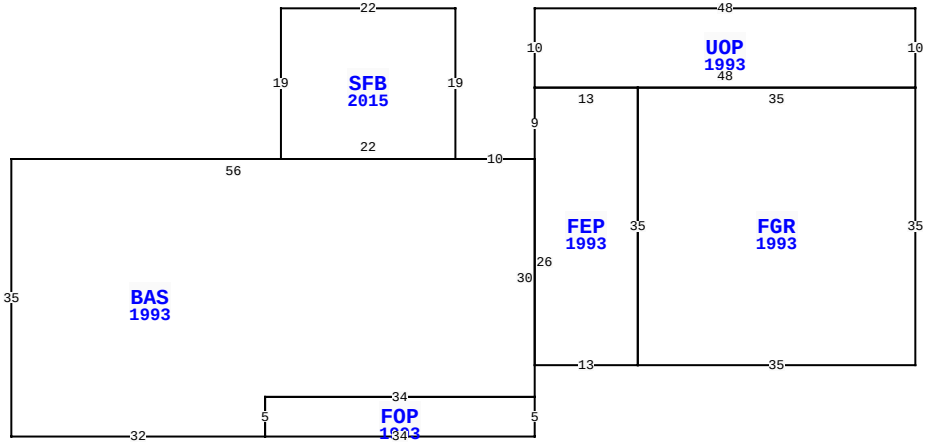
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100	2,140	214,222
FEP	455	80	364	36,437
FGR	1,225	55	674	67,470
FOP	170	30	51	5,105
SFB	418	80	334	33,435
UOP	480	20	96	9,610
TOTALS	4,888		3,659	366,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,659	114.5700	143.21	524,005	1977	1977	0	0	0	30.10	69.90

1 SNGL FAM – 100% - 1979 Heated Area: 2474 HX Base Yr 1979



BLD DATE	04/05/2016 KWDJ	LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

96195 NEW HOPE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,279
TOTAL MARKET OB/XF VALUE		14,019
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		740,298
SOH/AGL Deduction		521,900
ASSESSED VALUE		218,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,398
TOTAL JUST VALUE		740,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0209/0558	12/29/1975	WD	U	I	01	100

GRANTOR: SRESOVICH DAVID E & B

GRANTEE: SRESOVICH LUKE D &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 S10 FEP=[YR=1993] S9 BAS=[YR=1993] W10 SFB=[YR=2015] N19 W22 S19 E22$ W56 S35 E32 FOP=[YR=1993] E34 N5 W34 S5$ N5 E34 N30$ S26 E13 FGR=[YR=1993] E35 N35 W35 S35$ N35 W13$ E48 N10$.

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	14	24	336.00	SF	15.00	15.00	100	1970	1970	3	20	1,008	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1970	1970	3	20	1,728	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
4	0300	BOAT DCK W	0	100	0	0	284.00	SF	40.00	40.00	100	2018	2018	3	87	9,883	

LAND DESCRIPTION

TOTAL OB/XF 14,019

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	000130	C	SFR WATER	100	0006	RSF-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	160,000.00	160,000.00	160,000							
2	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/06/2024 BY SYS