

IN OR 2511/1193
(EX R/W IN OR 213/74)
PARCELS 24 & 25-1

J H E HOLDINGS INC
474431 EAST SR 200
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	15	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	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

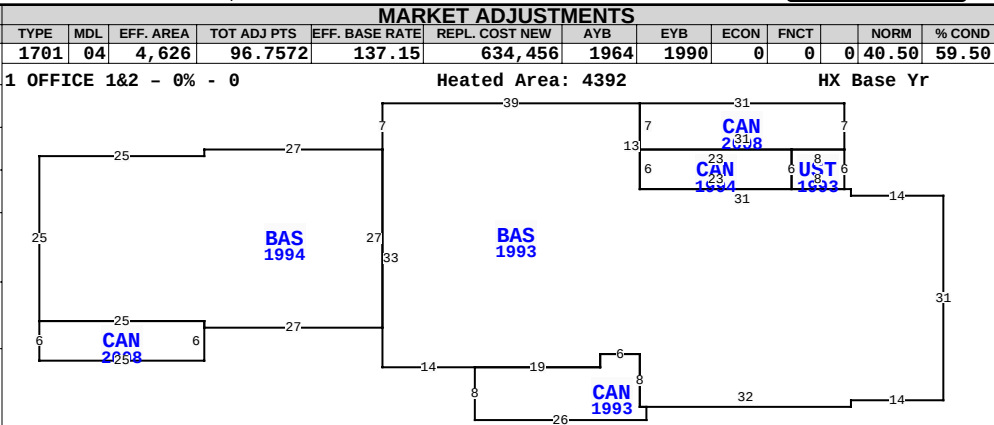
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,038	100	3,038	247,914
BAS	1,354	100	1,354	110,492
CAN	214	30	64	5,223
CAN	138	30	41	3,346
CAN	150	30	45	3,672
CAN	217	30	65	5,304
UST	48	40	19	1,551
TOTALS	5,159		4,626	377,501

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	0	0	0	991.00	SF	5.20	5.20	100	1995	1995	3	70	3,607	
3	0812	CONCRETE C	0	0	0	0	1,100.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,430	
4	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	2001	2001	3	85	319	
5	0812	CONCRETE C	0	0	0	0	2,584.00	SF	4.00	4.00	100	2001	2001	3	80	8,269	
6	0812	CONCRETE C	0	0	0	0	11,212.00	SF	4.00	4.00	100	2008	2008	3	89	39,915	
7	0855	CONC PAVER	0	0	0	0	210.00	SF	7.00	7.00	100	2008	2008	3	89	1,308	
8	0404	MTL SAFETY	0	0	34	0	34.00	LF	40.00	40.00	100	2001	2001	3	85	1,156	
9	0430	CL FNC 6B	0	0	0	0	412.00	LF	9.70	9.70	100	2008	2008	3	74	2,957	
10	0424	CL FNC 6'	0	0	0	0	119.00	LF	20.00	20.00	100	2008	2008	3	74	1,761	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	55,378.00	SF		1.00	1.00	1.00	10.00	10.00	553,780							



BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021
INC DATE			AG DATE	
474421 EAST SR 200, FERNANDINA BEACH				KK

TOTAL OB/XF																	62,350
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	LAND VALUE
1	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	55,378.00	SF		1.00	1.00	1.00	10.00	10.00	553,780

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		377,501			
TOTAL MARKET OB/XF VALUE		62,926			
TOTAL LAND VALUE - MARKET		553,780			
TOTAL MARKET VALUE		994,207			
SOH/AGL Deduction		370,502			
ASSESSED VALUE		623,705			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		623,705			
TOTAL JUST VALUE		994,207			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,011,973			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002851	WINDOWS/DOOR	5,800	03/23/2021
B18787	ADDITION	103,554	11/01/2006
E018002	REMODEL	11,100	04/01/2001
B017999	REMODEL	116,640	02/01/2001
B960423	REPAIR/RRF	0	01/01/1996
95-02179	REMODEL	2,000	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/1193	10/28/2021	WD U	I	I	11	100
GRANTOR: DONNA LYNNE REAL ESTA						
GRANTEE: J H E HOLDINGS INC						
1472/1950	1/19/2007	QC U	I	I	07	100
GRANTOR: DONNA LYNNE CUSTOM HO						
GRANTEE: DONNA LYNNE REAL ES						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W14 N1 W1 UST=[YR=1993] N6 CAN=[YR=2008] N7 W31 S7 CAN=[YR=1994] S6 E23 N6 W23\$ E31\$ W8 S6 E8\$ W31 N13 W39 S7 BAS=[YR=1994] W27 S1 W25 S25 CAN=[YR=2008] S6 E25 N6 W25\$ E25 S1E27 N27\$S33 E14 CAN=[YR=1993] S8 E26 N2 W1 N8 W6 S2 W19\$ E19 N2 E6 S8 E32 N1 E14 N31\$.

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