PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1979/769
{1992 HORT TW/MH}

GRIFFIN ASHLEY N &/WEAVER LOUISE C
96309 DUVAL RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0043-0020

BUILDING CHARACTERISTICS

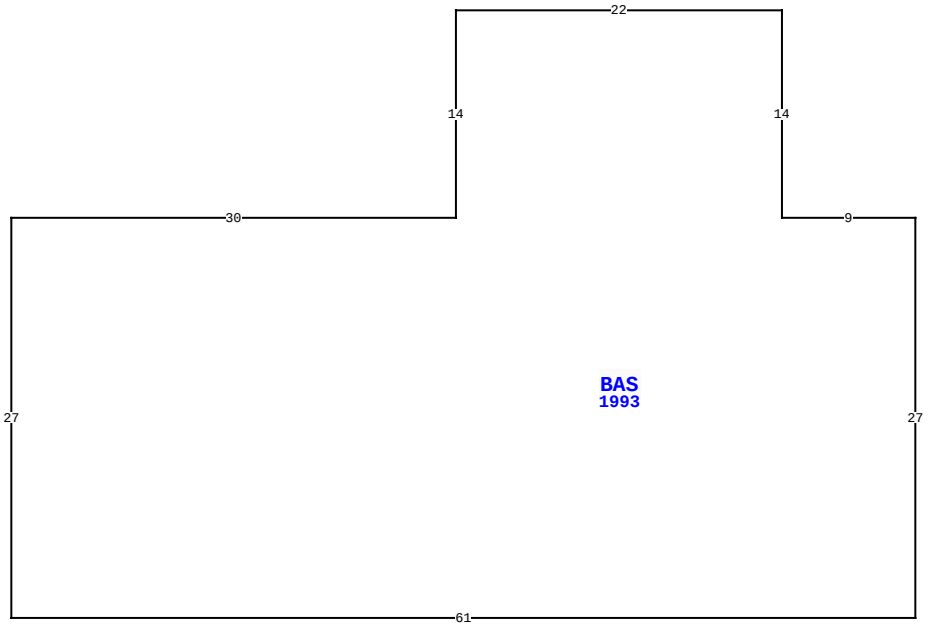
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,955	100	1,955	50,580
TOTALS	1,955		1,955	50,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,955	123.2000	86.24	168,599	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1955 HX Base Yr 2017



96309 DUVAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,580
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		102,600
SOH/AGL Deduction		22,226
ASSESSED VALUE		80,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,374
TOTAL JUST VALUE		102,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8138	TEMP POLE	300	04/30/1992
7919	NEW CONSTR	64,155	03/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1979/0769	5/05/2015	SW	U	I	12	57,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GRIFFIN ASHLEY N &						
1934/0289	8/19/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N14 W22 S14 W30 S27 E61 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	000100	C	SFR	100		RSF-	218.00	170.00	1.00	LT		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS