IN OR 1591/477 R378393

WADE RONALD D SR
96140 DUVAL ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0049-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

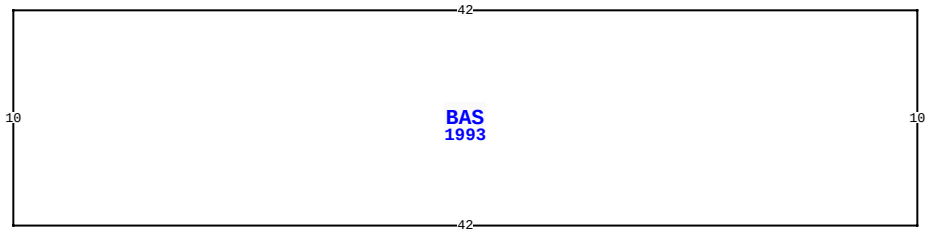
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	420	100	420	2,901
TOTALS	420		420	2,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	420	49.3350	34.53	14,503	1965	1965	0	0	10	70.00	20.00

1 M/H 93- – 100% - 2009 Heated Area: 420 HX Base Yr 2009



96148 DUVAL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,769
TOTAL MARKET OB/XF VALUE		5,312
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		134,331
SOH/AGL Deduction		63,271
ASSESSED VALUE		71,060
TOTAL EXEMPTION VALUE	HX HB	46,060
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8358	NEW CONSTR	36,620	09/10/1992
5165	NEW CONSTR	66,240	09/15/1988
4545	NEW CONSTR	44,351	12/10/1987
4721	NEW CONSTR	1,500	12/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/0477	10/29/2008	QC	U	I	01	100
GRANTOR: WADE LATRELLE						
GRANTEE: WADE RONALD D SR						
1162/1041	8/14/2003	QC	U	I	01	100
GRANTOR: WADE RONALD D SR						
GRANTEE: WADE LATRELLE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S10 E42 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	0812	CONCRETE C	0	100	0	0	2,604.00	SF	3.00	3.00	100	1994	1994	3	68	5,312	

TOTAL OB/XF 5,312

LAND DESCRIPTION

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-2	0.00	0.00	0.99	AC		1.00	1.00	1.00	75,000.00	75,000.00	74,250							

REVIEW DATE 03/28/2019 BY KW Total Acres: 0.99 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 04

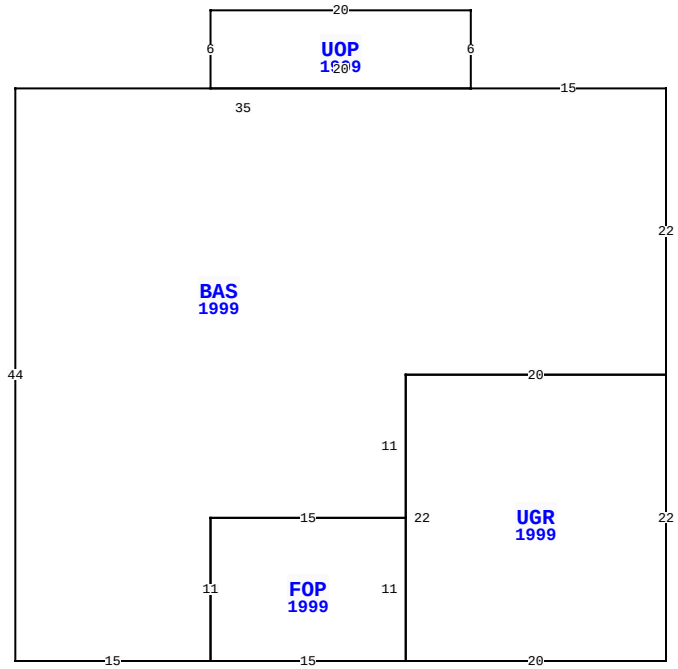
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100	1,595	44,312
FOP	165	30	50	1,389
UGR	440	45	198	5,501
UOP	120	20	24	667
TOTALS	2,320		1,867	51,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	42.5320	40.41	75,445	1999	1999	0	0	0	31.25	68.75

2 SINGLE FAM – 100% - 2009 Heated Area: 1595 HX Base Yr 2009



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1162/1041	8/14/2003	QC	U	I	01	100
GRANTOR: WADE RONALD D SR						
GRANTEE: WADE LATRELLE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 UOP=[YR=1999] N6 W20 S6 E20 $ W35 S44 E15
FOP=[YR=1999] E15 UGR=[YR=1999] E20 N22 W20 S22 $ N11 W15
S11 $ N11 E15 N11 E20 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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