PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1899/1851
& OR 1973/85

MYER ERIC L & CHERYL A
P O BOX 777
YULEE, FL 32041

2024

40-2N-28-0000-0061-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

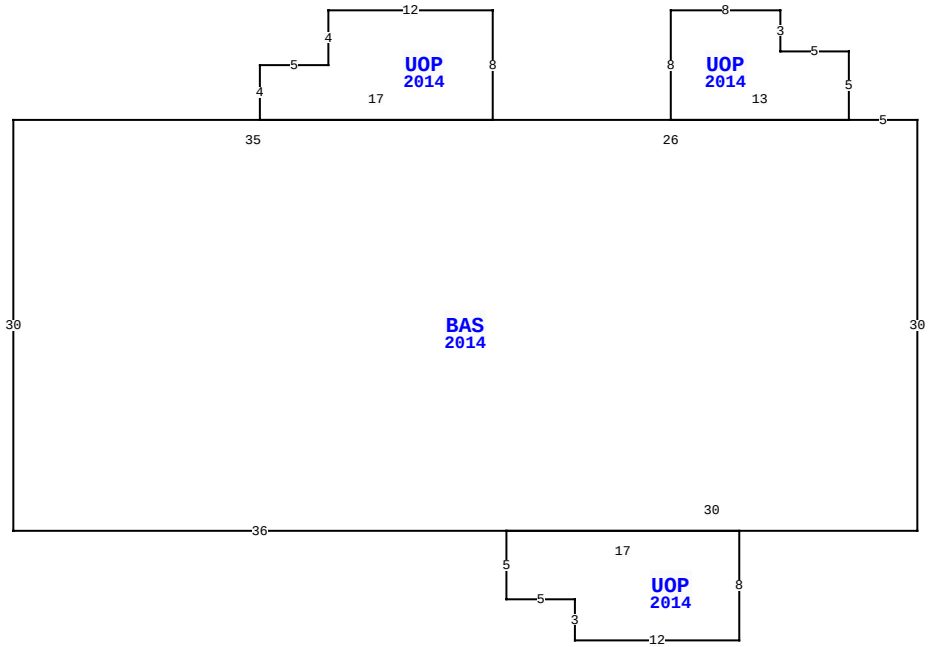
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	143,095
UOP	89	25	22	1,590
UOP	116	25	29	2,096
UOP	121	25	30	2,168
TOTALS	2,306		2,061	148,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,061	128.4800	96.36	198,598	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2015 Heated Area: 1980 HX Base Yr 2015



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

96232 HARDY ALLEN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		586,316
TOTAL MARKET OB/XF VALUE		66,935
TOTAL LAND VALUE - MARKET		365,475
TOTAL MARKET VALUE		1,018,726
SOH/AGL Deduction		397,149
ASSESSED VALUE		621,577
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		571,577
TOTAL JUST VALUE		1,018,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,000,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005919	POLE BARN 48X48	55,641	08/01/2020
C1703286	CO ISSUED	0	10/24/2019
B1703286	NEW CONSTR	401,049	04/17/2017
B1529795	CO ISSUED	0	06/13/2016
B1529795	NEW CONSTR	383,545	01/01/2015
B1429000	GARAGE	36,703	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1973/0085	4/08/2015	WD	U	V	17	100,000
GRANTOR: LIVING WATERS WORLD O						
GRANTEE: MYER ERIC L & CHERY						
1899/1851	1/30/2014	WD	Q	V	05	150,000
GRANTOR: LIVING WATERS WORLD O						
GRANTEE: MYER ERIC L & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W5 UOP=[YR=2014] N5 W5 N3 W8 S8 E13$ W26
UOP=[YR=2014] N8 W12 S4 W5 S4 E17 $ W35 S30 E36
UOP=[YR=2014] S5 E5 S3 E12 N8 W17 $ E30 N30 $.

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	0510	GARAGE WD-	0	100	36	24	864.00	SF	35.00	35.00	100	2014	2014	3	75	22,680	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
3	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2016	2016	3	96	2,621	
4	0810	CONCRETE A	0	100	0	0	398.00	SF	6.50	6.50	100	2016	2016	3	96	2,484	
5	0201	BARN WD 10	0	100	48	48	2,304.00	SF	17.00	17.00	100	2021	2021	3	95	37,210	

LAND DESCRIPTION

TOTAL OB/XF 66,935

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	000115	C	SFR ACRES	100		OR	0.00	0.00	8.86	AC		1.00	1.00	0.55	75,000.00	41,250.00	365,475							

REVIEW DATE 01/04/2022 BY KW Total Acres: 8.86 Total Land Value: 365,475 Market: 0 Agricultural: 0 Common: 365,475 PRINTED 08/06/2024 BY SYS

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2024

40-2N-28-0000-0061-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

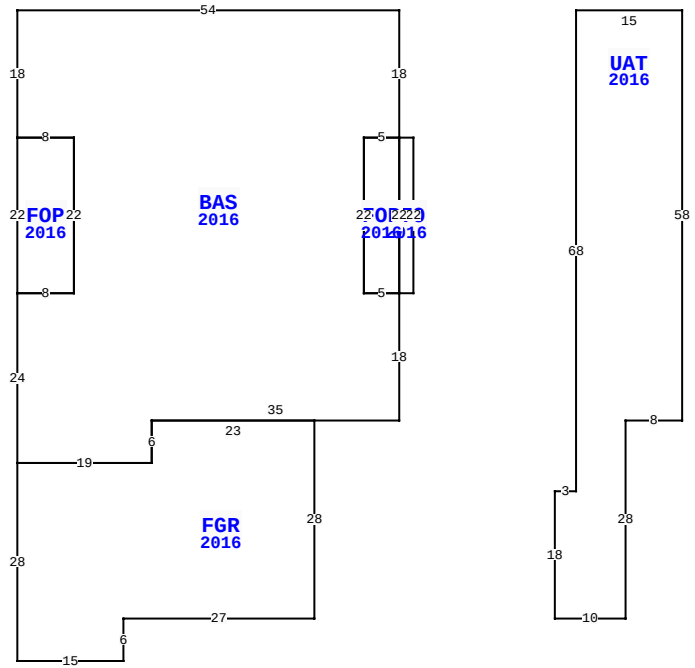
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,960	100	2,960	341,226
FGR	1,152	55	634	73,087
FOP	110	30	33	3,804
FOP	176	30	53	6,109
PTO	44	5	2	231
UAT	1,120	10	112	12,912
TOTALS	5,562		3,794	437,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,794	125.7525	119.46	453,231	2016	2016	0	0	0	3.50	96.50

2 SINGLE FAM – 100% - 2015 Heated Area: 2960 HX Base Yr 2015



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XF DATE		LAND DATE	05/30/2023 MLU
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96232 HARDY ALLEN RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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BASE TAXABLE VALUE		571,577
TOTAL JUST VALUE		1,018,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,000,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145538	CO ISSUED	0	04/21/2014
MH145538	MH MOVE-ON	0	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1973/0085	4/08/2015	WD	U	V	17	100,000
GRANTOR: LIVING WATERS WORLD O						
GRANTEE: MYER ERIC L & CHERY						
1899/1851	1/30/2014	WD	Q	V	05	150,000
GRANTOR: LIVING WATERS WORLD O						
GRANTEE: MYER ERIC L & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W54 S18 FOP=[YR=2016] S22 E8 N22 W8$ E8 S22 W8 S24 FGR=[YR=2016] S28 E15 N6 E27 N28 W23 S6 W19$ E19 N6 E35 N18 PTO=[YR=2016] E2 N22 W2 S22$ FOP=[YR=2016] N22 W5 S22 E5$ W5 N22 E5 N18$ PTR= E40 UAT=[YR=2016] W15 S68 W3 S18 E10 N28 E8 N58$ W40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/04/2022 BY KW Total Acres: 8.86 Total Land Value: 365,475 Market: 0 Agricultural: 0 Common: 365,475 PRINTED 08/06/2024 BY SYS