LOTS 11 12 13 14
FLORALA HOMES SUB PB2/79

MUSIC LOLA EST
C/O LARRY MUSIC, 96247 DUVAL RD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5040-0011-0000

BUILDING CHARACTERISTICS

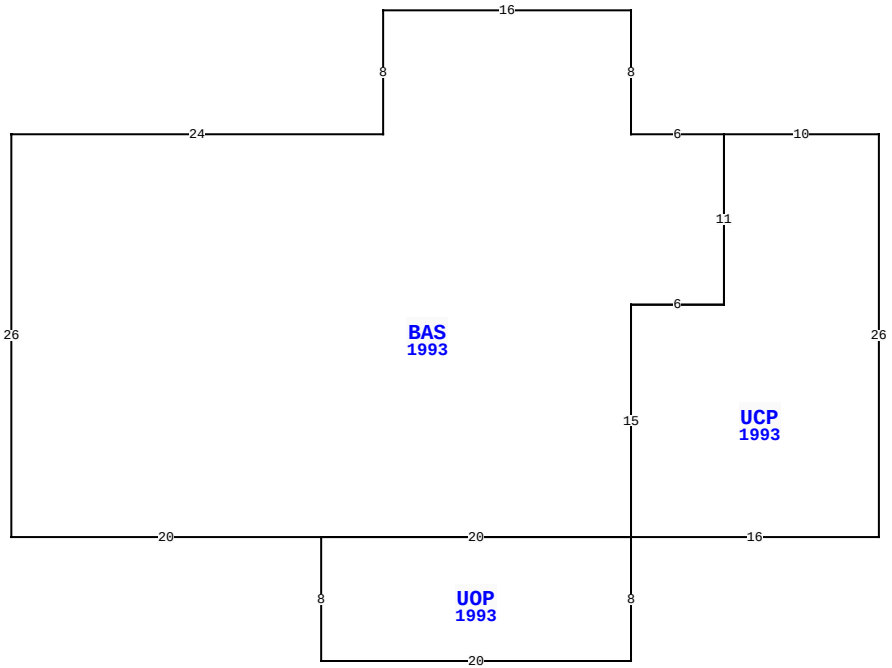
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1,234	96,773
UCP	350	20	70	5,490
UOP	160	20	32	2,510
TOTALS	1,744		1,336	104,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,336	130.0000	123.50	164,996	1959	1970	0	0	0	36.50	63.50

1 SINGLE FAM – 50% - 2022 Heated Area: 1234 HX Base Yr 2022



96247 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	104,772
TOTAL MARKET OB/XF VALUE	2,457
TOTAL LAND VALUE - MARKET	148,500
TOTAL MARKET VALUE	255,729
SOH/AGL Deduction	11,270
ASSESSED VALUE	244,459
TOTAL EXEMPTION VALUE	VX VP HA HAB SX 160,784
BASE TAXABLE VALUE	83,675
TOTAL JUST VALUE	255,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001504	REPAIR/RRF	8,000	01/26/2022
5702	CHNGE SRVC	0	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N8 W16 S8 W24 S26 E20 UOP=[YR=1993] S8 E20 N8 UCP=[YR=1993] E16 N26 W10S11 W6 S15$ W20$ E20 N15 E6 N11$.

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	50	18	26	468.00	SF	26.25	26.25	100	1970	1970	3	20	2,457	

LAND DESCRIPTION

TOTAL OB/XF 2,457

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	50		RSF-2	100.00	178.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	SFR	50		RSF-2	200.00	186.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							
3	000100	C	SFR	50		RSF-2	100.00	195.00	1.00	LT		1.00	1.00	0.30	45,000.00	13,500.00	13,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 08/06/2024 BY SYS