LOTS 1 & 2
ONEAL HEIGHTS 1 PB 3/56

BLACKWELDER DYLAN D/BLACKWELDER JOHNNY & TAMMY
96232 DUVAL ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-5060-0001-0000

BUILDING CHARACTERISTICS

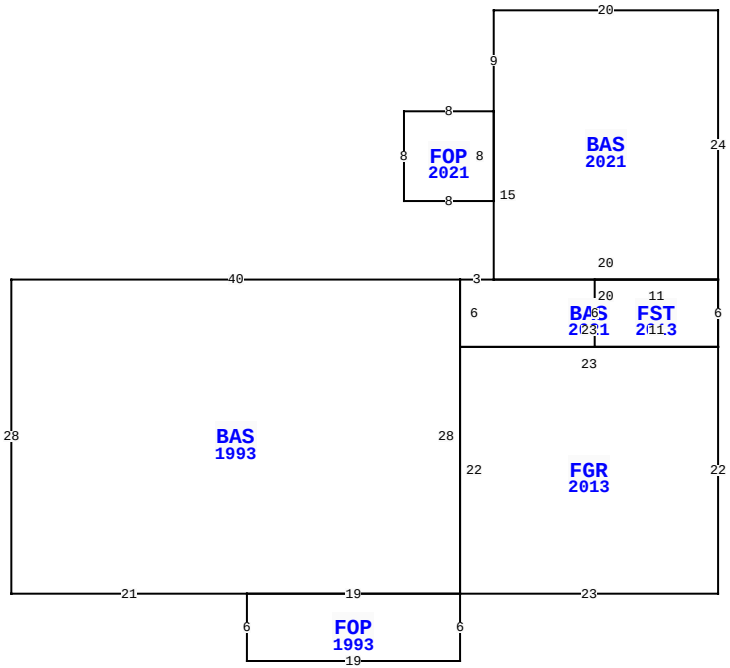
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,120	100	1,120	132,138
BAS	138	100	138	16,282
BAS	480	100	480	56,630
FGR	506	55	278	32,798
FOP	114	30	34	4,011
FOP	64	30	19	2,242
FST	66	55	36	4,247
TOTALS	2,488		2,105	248,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,105	103.1548	128.94	271,419	1972	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 1738 HX Base Yr 2023



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96232 DUVAL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,185
TOTAL MARKET OB/XF VALUE		19,780
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		379,465
SOH/AGL Deduction		10,568
ASSESSED VALUE		368,897
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		318,897
TOTAL JUST VALUE		379,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011376	ADDITION- MSTR BD	58,780	11/18/2020
R1614860	REPAIR/RRF	7,000	02/19/2016
B160515	REMODEL- SIDING	5,500	02/17/2016
B0108739	CARPORT	3,888	09/05/2001
R013527	REPAIR/RRF	0	09/01/2001
972377	H/AC	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/0734	5/06/2022	QC	U	I	11	100
GRANTOR: BLACKWELDER TAMMY & J						
GRANTEE: BLACKWELDER JOHNNY						
2272/0649	4/26/2019	WD	U	I	12	235,000
GRANTOR: HOIST HOLDINGS LLC						
GRANTEE: BLACKWELDER TAMMY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S9 FOP=[YR=2021] W8 S8 E8 N8$ S15
BAS=[YR=2021] W3 BAS=[YR=1993] W40 S28 E21 FOP=[YR=1993] S6 E19 N6 W19$ E19 FGR=[YR=2013] E23 N22 FST=[YR=2013] N6 W11 S6 E11$ W23 S22$ N28$ S6 E23 N6 W20$ E20 N24$.

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	0810	CONCRETE A	0	100	34	24	816.00	SF	6.50	6.50	100	1985	1985	3	47	2,493	
2	0855	CONC PAVER	0	100	0	0	416.00	SF	10.00	10.00	100	2021	2021	3	99	4,118	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2019	2019	3	95	5,107	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	95	855	
5	0803	ASPHALT C	0	100	0	0	3,628.00	SF	1.20	1.20	100	2021	2021	3	88	3,831	
6	0940	SHEDS/PORT	0	100	11	11	121.00	SF	30.00	30.00	100	2021	2021	3	93	3,376	

LAND DESCRIPTION

TOTAL OB/XF 19,780

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-	200.00	178.00	2.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	76,500							

REVIEW DATE 01/04/2022 BY KW Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS

LOTS 1 & 2
ONEAL HEIGHTS 1 PB 3/56

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FERNANDINA BEACH, FL 32034

2024

40-2N-28-5060-0001-0000

BUILDING CHARACTERISTICS

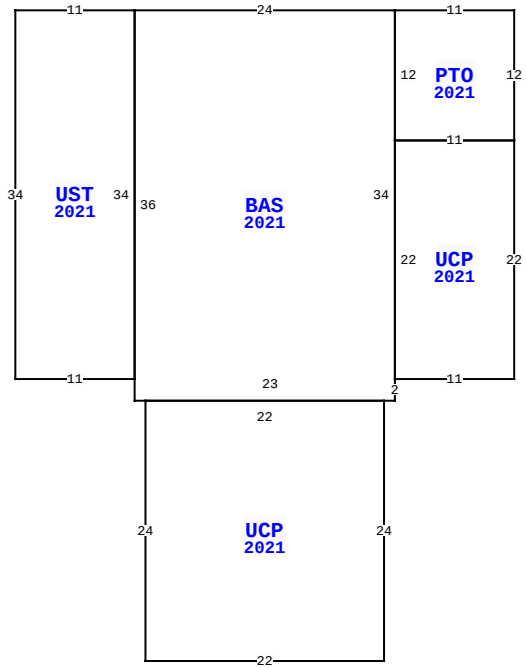
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	08	DECORATIVE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	864	100	864	25,230
PTO	132	5	7	205
UCP	242	20	48	1,402
UCP	528	20	106	3,095
UST	374	45	168	4,906
TOTALS	2,140		1,193	34,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,193	102.4596	51.23	61,117	2001	2016	0	40	0	3.00	57.00

2 ACCESORY U - 100% - 2023 Heated Area: 864 HX Base Yr 2023



96232 DUVAL RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2272/0649	4/26/2019	WD	U	I	12	235,000
GRANTOR: HOIST HOLDINGS LLC						
GRANTEE: BLACKWELDER TAMMY &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W11 BAS=[YR=2021] W24 UST=[YR=2021] W11 S34 E11 N34$ S36 E1 UCP=[YR=2021] S24 E22 N24 W22$ E23 N2 UCP=[YR=2021] E11 N22 W11 S22$ N34$ S12 E11 N12$.

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: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS