LOT 6
F/K/A LOT 1 LAKE HAMPTON EST
STATEMENT PT OR 1793/1690

BOULOGNE PROPERTY LLC
4 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**41-4N-23-1512-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

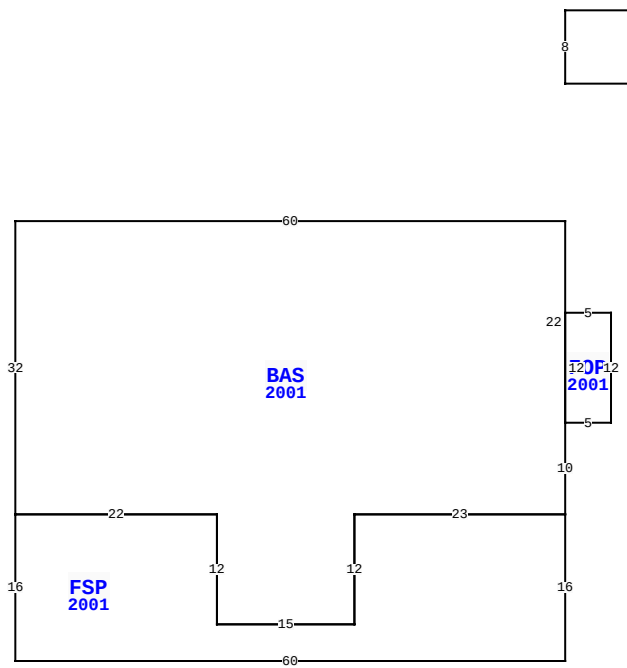
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,100 | 100 | 2,100 | 216,232 |
| FOP | 60 | 30 | 18 | 1,854 |
| FSP | 780 | 40 | 312 | 32,126 |
| FUS | 192 | 100 | 192 | 19,770 |
| TOTALS | 3,132 | | 2,622 | 269,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,622 | 121.4400 | 115.37 | 302,500 | 2001 | 2001 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2292 HX Base Yr




29086 YELLOW OAK CT, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 269,981 |
| TOTAL MARKET OB/XF VALUE | 18,494 |
| TOTAL LAND VALUE - MARKET | 364,325 |
| TOTAL MARKET VALUE | 385,767 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 385,767 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 385,767 |
| TOTAL JUST VALUE | 652,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 641,210 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2587/1175 | 8/22/2022 | WD | U | I | 11 | 100 |
| GRANTOR: CARVALHO ROBERT | | | | | | |
| GRANTEE: BOULOGNE PROPERTY L | | | | | | |
| 2053/0412 | 6/09/2016 | WD | Q | I | 01 | 360,000 |
| GRANTOR: NESBITT CATHERINE H T | | | | | | |
| GRANTEE: CARVALHO ROBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W60 S32 FSP=[YR=2001] S16 E60 N16 W23 S12 W15 N12 W22$ E22 S12 E15 N12 E23 N10 FOP=[YR=2001] E5 N12 W5 S12$ N22$ PTR=N15 FUS=[YR=2001] N8 E24 S8 W24$ S15$.

## 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 | 0 | 30 | 15 | 450.00 | SF | 35.00 | 35.00 | 100 | 1998 | 1998 | 3 | 26 | 4,095 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 85 | 2,975 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,080.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 80 | 3,456 | |
| 4 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2003 | 2003 | 3 | 100 | 6,000 | |
| 5 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 246.00 | SF | 20.00 | 20.00 | 100 | 2005 | 2005 | 3 | 40 | 1,968 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,494

| 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 | 005000 | C | RURAL HOME | 0 | 0006 | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 72,000 | | | | | | | |
| 2 | 005601 | A | TIMB2-3 SI | 0 | | OR | 0.00 | 0.00 | 11.80 | AC | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 4,130 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 7.80 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 3,237 | | | | | | | |
| 4 | 009600 | C | WASTELAND | 0 | | OR | 0.00 | 0.00 | 7.17 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 17,925 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 19.60 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 274,400 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 30.77 Total Land Value: 97,292 Market: 274,400 Agricultural: 7,367 Common: 89,925 PRINTED 08/06/2024 BY SYS