

MILLER CORA PETERSON &/PETERSON JEFFREY & GHERETWI
94975 COLNAGO COURT
FERNANDINA BEACH, FL 32097

42-2N-28-1141-0099-0000



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 50		
Interior Floo	14	CARPET 50		
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		
Occupancy	00	NONE 100		
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100	1,601	182,002
FGR	581	55	320	36,378
FOP	48	30	14	1,592
FOP	160	30	48	5,457
TOTALS	2,390		1,983	225,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	119.6580	113.68	225,427	2022	2022		0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023
Heated Area: 1601
HX Base Yr

The floor plan shows a rectangular building footprint with several internal divisions. The main area is labeled 'BAS 2022'. A smaller section at the bottom left is labeled 'FGR 2022'. Another small section at the bottom right is labeled 'FOP 2022'. Dimensions are provided for various segments: 16, 10, 19, 16, 10, 27, 10, 14, 11, 14, 21, 4, 7, 11, 10, 20, 35, 66.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,427	
TOTAL MARKET OB/XF VALUE		3,411	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		303,838	
SOH/AGL Deduction		3,448	
ASSESSED VALUE		300,390	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		300,390	
TOTAL JUST VALUE		303,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,082	

PERMIT NUM DESCRIPTION AMT ISSUED

C2114323 C0 ISSUED 0 06/24/2022

B2114323 NEW CONSTR 278,938 10/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1303	10/20/2022	WD	Q	I	01	375,000

GRANTOR:HUTCHISON ROBERT SHAW

GRANTEE:MILLER CORA P & JEF

2577/0108 6/27/2022 SW Q I 01 348,000

GRANTOR:RICHMOND AMERICAN HOM

GRANTEE:HUTCHISON ROBERT SH

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S27 FGR=[YR=2022] S35 E20 FOP=[YR=2022] S4 E5 N11 W4 S7 W1\$ E1 N21 W11 N14 W10\$ E10 S14 E11 S14 E4 S11 E10 N66 W16\$ E16 N10\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

3,411

REVIEW DATE 08/08/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS