PT LOT 1 IN OR 1935/848
SEYMORE POINT ADDN #1 PBK 2/62

HAWKINS CAROL
95062 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

**2024**

**44-2N-28-5160-0001-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 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. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

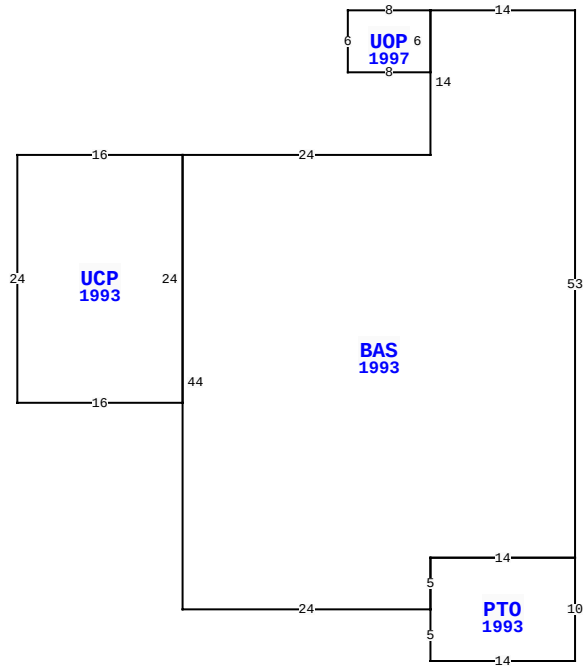
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,798 | 100 | 1,798 | 157,493 |
| PTO | 140 | 5 | 7 | 613 |
| UCP | 384 | 20 | 77 | 6,745 |
| UOP | 48 | 20 | 10 | 876 |
| TOTALS | 2,370 | | 1,892 | 165,727 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,892 | 113.8270 | 108.14 | 204,601 | 1948 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1798 HX Base Yr




95031 NASSAU RIVER RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 165,727 |
| TOTAL MARKET OB/XF VALUE | 9,634 |
| TOTAL LAND VALUE - MARKET | 660,000 |
| TOTAL MARKET VALUE | 835,361 |
| SOH/AGL Deduction | 361,208 |
| ASSESSED VALUE | 474,153 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 474,153 |
| TOTAL JUST VALUE | 835,361 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 520,381 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R13061 | RE-ROOF | 7,800 | 08/01/2012 |
| 4453 | ADDITION | 17,799 | 01/23/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1935/0848 | 9/03/2014 | WD | U | I | 19 | 100 |
| GRANTOR: BECKER GILBERT N | | | | | | |
| GRANTEE: HAWKINS CAROL (REMA | | | | | | |
| 0257/0254 | 1/12/1978 | WD | U | I | 01 | 100 |
| GRANTOR: BECKER G N (SURVIVING | | | | | | |
| GRANTEE: BECKER GILBERT N & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1997] W8 S6 E8 N6$ S14 W24
UCP=[YR=1993] W16 S24 E16 N24$ S44 E24 PTO=[YR=1993] S5 E14
N10 W14 S5$ N5 E14 N53$.

## 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 | 0 | 0 | 0 | 1,013.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 35 | 2,305 | |
| 2 | 0350 | CARPORT WD | 0 | 0 | 14 | 27 | 378.00 | SF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 983 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 27 | 10 | 270.00 | SF | 30.00 | 30.00 | 100 | 1981 | 1981 | 3 | 20 | 1,620 | |
| 4 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 228.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 28 | 2,554 | |
| 5 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 16.00 | LF | 115.00 | 115.00 | 100 | 1999 | 1999 | 3 | 20 | 368 | |
| 6 | 0303 | FLT DOCK W | 0 | 0 | 10 | 20 | 200.00 | SF | 26.00 | 26.00 | 100 | 1999 | 1999 | 3 | 27 | 1,404 | |
| 7 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 20 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,634

| 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 | 000132 | C | SFR RIVER | 0 | 0005 | RSF-1 | 88.00 | 350.00 | 88.00 | FF | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 660,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 660,000 Market: 0 Agricultural: 0 Common: 660,000 PRINTED 08/06/2024 BY SYS