

HARDEGREE DAVID E/MARSH KARON P
95434 ARBOR LN
FERNANDINA BEACH, FL 32034-9591

44-2N-28-5210-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 70
Interior Wall04PLYWOOD 30
Interior Floo12HARDWOOD 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
BUD8 Adjustme Occupancy04DIST 01 100
00 NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2,326	201,670
DCK	48	10	5	433
FSP	210	40	84	7,283
UEP	48	60	29	2,514

TOTALS2,6322,444211,901

MARKET ADJUSTMENTS
TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% COND
0100012,444112.6755107.04261,6061940198500019.0081.00
1 SINGLE FAM - 100% - 2009Heated Area: 2326HX Base Yr 2009

The floor plan shows a rectangular building footprint divided into several sections labeled UEP 1997, BAS 1997, DCK 2009, and FSP 1997. Dimensions are provided along the perimeter and internal divisions.

NASSAU COUNTY PROPERTYVALUATION SUMMARY
Valuation ByTax Group: 4Tax Dist:
BUILDING MARKET VALUETotal Market Ob/Xf ValueTotal Land Value - MarketIncome Taxable ValueAssessed ValueTotal Exemption ValuePrevious Year Mkt ValueStandard246,616605194,438441,659252,048189,61150,000139,611441,6590429,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4555	MH MOVE-ON	0	03/17/2006
E14481	ELEC OTHER	0	03/01/2005
P09159	OTHER	0	03/01/2005
M09283	MECH OTHER	0	02/01/2005
963486	NEW CONSTR	77,594	03/01/1997
963487	HOUSEMVNG	77,594	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0758/1580	5/03/1996	WD Q	I			31,000

GRANTOR: THORNTON LENDOL & BAR
GRANTEE: HARDEGREE DAVID /MA
0589/08292/02/1990WD QI27,000
GRANTOR: HOLLAND ROBERT & G
GRANTEE: THORNTON LENDOL & B
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1997] W18 N20 W9 UEP=[YR=1997] N6 W8 S6 E8 \$ W17
S20 W19 S26 E13 DCK=[YR=2009] S6 E8 N6 W8 \$ E8 S8
FSP=[YR=1997] S10 E21 N10 W21 \$ E21 N8 E21 N26 \$.

LAND DESCRIPTIONTOTAL OB/XF605
LNUSE CLSLAND USE CAPRDLOC FRONT DEPTHTOT UNITUNITDPH% TOT UNITPRICEADJPRIcelandOtherAdjYearDensityDeclFrzYrConsrV
1000115CSFR ACRES1000006OR0.000.003.05AC1.001.000.8575,000.0063,750.00194,438

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.05 Total Land Value: 194,438 Market: 0 Agricultural: 0 Common: 194,438 PRINTED 08/06/2024 BY SYS

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