

LOT 10
IN OR 2475/968
ESMT PT OR 1429/1562

DOLANYI KRISZTINA/BOESSENKOOL DUANE
94147 PALM CIR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	70	15	10	1,521
BAS	971	100	971	147,671
FCP	970	25	242	36,804
FOP	112	30	34	5,171
FOP	128	30	38	5,779
FOP	301	30	90	13,687
FOP	341	30	102	15,512
FUS	3,569	100	3,569	542,778
STR	72	10	7	1,065
UGR	1,563	45	703	106,913
TOTALS	8,097		5,766	876,902

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0 100	518	4	2,072.00	SF	10.00	10.00
2	0350	CARPORT WD	0 100	52	30	1,560.00	SF	3.25	3.25
3	0317	DCK PLNG W	0 100	0	0	20.00	UT	250.00	250.00
4	0300	BOAT DCK W	0 100	0	0	538.00	SF	10.00	10.00
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
6	0812	CONCRETE C	0 100	0	0	4,164.00	SF	4.00	4.00
7	0413	DUMBWAITR	0 100	0	0	1.00	UT	3,750.00	3,750.00
8	0910	SCRN RM L	0 100	45	31	1,395.00	SF	15.00	15.00
9	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00
10	0845	KOOL DECK	0 100	0	0	945.00	SF	7.25	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RM	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	5,766	108.7275	163.09	940,377	2009	2009	0	0	0	6.75	93.25	
2 SFR CUST - 100% - 2022													
Heated Area: 4540													
HX Base Yr 2022													

94147 PALM CIR, FERNANDINA BEACH									
BLD DATE		09/23/2009		RK		LGL DATE		05/25/2023	
XF DATE						LAND DATE		MLU	
INC DATE						AG DATE			

TOTAL OB/XF													
72,154													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000130	C	SFR WATER	100		RM	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		876,902	
TOTAL MARKET OB/XF VALUE		72,154	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		1,174,056	
SOH/AGL Deduction		364,021	
ASSESSED VALUE		810,035	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		760,035	
TOTAL JUST VALUE		1,174,056	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,138,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22707	XFOB	6,399	07/01/2009
B22502	SWIM POOL	25,000	05/01/2009
M14435	MECH OTHER	0	03/01/2009
P13634	OTHER	0	01/01/2009
C0822104	CO ISSUED	0	12/01/2008
E21478	ELEC OTHER	0	12/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0968	6/30/2021	WD	Q	I	01	1,025,000
GRANTOR: WOLFLA KATHY A						
GRANTEE: DOLANYI KRISZTINA &						
1594/1614	11/26/2008	WD	Q	I		375,000
GRANTOR: CORBETT ERIC T & MICH						
GRANTEE: WOLFLA KATHY A						

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=2009] W34 BAS=[YR=2009] N2 FOP=[YR=2009] N4 W39 FCP=[YR=2009] W11 S48 E22 N19 E1 N19 W9 U3 L3 N7 \$ S7 D3 R3 E9 S2 E13 N2 U3 R3 N3 E11 \$ W11 S3 D3 L3 S2 W13 S17 W1 S21 FOP=[YR=2009] S7 E5STR=[YR=2009] S12 E6 N12 W6 \$ E11 N7 W4 N2 W8 S2 W4 \$ E4 N2 E8 S2 E4 N16 E12 S3 E3 U2 R2 N5 W5 N24 \$ S24 E5 S5 D2 L2 W3 N3 W12 S14 E46 N42 \$ PTR= E30 FUS=[YR=2009] E11 FOP=[YR=2009] E29 BAL=[YR=2009] E15 S6 W5 N2 W10 N4 \$ S4 W1 S3 D3 L3 S2 W13 N2 W9 U3 L3 N7 \$ S7 R3 D3 E9 S2 E13 N2 U3 R3 N3 E11 S2 E34 S44 W11 N2 W13 S2 W11 N2 W11 S2 FOP=[YR=2009] S6 W16 N6 E4 N2 E8 S2 E4 \$ W4 N2 W8 S2 W4 N2 W11 S2 W11N50\$ W30 \$.													