

WILLIAMS OLVAN E JR
95303 MARC ANTHONY RD
FERNANDINA BEACH, FL 32034

45-2N-28-550B-0002-0180

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

3003

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

030508140304

COMP SHNGL 100 DRYWALL 100 SHT VINYL 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

4100210002

WOOD FRAME 100

Stories Units BUD8 Adjustme

104

1. 100
0 100 DIST 01 100

Quality

04

Quality Level 04

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2801002,280122,190

UOP16025402,144

TOTALS

2,4402,320124,333

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10510GARAGE WD-002020400.00SF35.0035.00100199919993273,780

20500FP-PRE FAB00001.00UT3,500.003,500.00100200520053893,115

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE

10/31/2019

BY

KWA

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,320127.600095.70222,024200520050044.0056.00

Heated Area: 2280HX Base Yr

UOP2019

BAS2008

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE124,333

TOTAL MARKET OB/XF VALUE6,895

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE216,228

SOH/AGL Deduction49,766

ASSESSED VALUE166,462

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE166,462

TOTAL JUST VALUE216,228

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE212,259

SALES DATA

OFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE PRICE

0896/05188/23/1999WDQI27,100

GRANTOR: WISNER MARK E & CYNTH

GRANTEE: WILLIAMS OLVAN E JR

0747/021012/22/1995WDQI40,000

GRANTOR: HARRIS MARVIN & MARGA

GRANTEE: WISNER MARK E & CYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 UOP=[YR=2019] N10 W16 S10 E16\$ W52 S30 E76 N30\$.