

OBRIEN SEAN JOSEPH & JULIE L
96268 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

08

Roof Structur

13

IRREGULAR 100

05

Roof Cover

14

STAND SEAM 100

12

Interior Wall

03

DRYWALL 100

04

Interior Floo

2.

CARPET 60

00

Interior Floo

2.

HARDWOOD 40

00

Air Condition

0

CENTRAL 100

00

Heating Type

0

AIR DUCTED 100

00

Bedrooms

4

100

02

Bathrooms

4.5

100

02

Frame

WOOD FRAME 100

00

Stories

2.

Units

2. 100

00

Occupancy

0

NONE 100

00

Quality

04

Quality Level 04

04

DOR CODE

0100

SINGLE FAMILY

04

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4024.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,376

100

1,376

282,771

DCK

76

10

8

1,644

FGR

462

55

254

52,197

FOP

20

30

6

1,233

FOP

40

30

12

2,466

FOP

144

30

43

8,837

FOP

168

30

50

10,276

FOP

200

30

60

12,330

FOP

200

30

60

12,330

FUS

240

100

240

49,321

TOTALS

4,439

3,521

723,573

EXTRA FEATURES

L N

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

0504

FP-ELECTRI

0 100

0 0

1.00

UT

2,000.00

2,000.00

100

2002

2002

3

86

1,720

2

0810

CONCRETE A

0 100

0 0

695.00

SF

6.50

6.50

100

2006

2006

3

87

3,930

3

0855

CONC PAVER

0 100

0 0

157.00

SF

10.00

10.00

100

2006

2006

3

87

1,366

4

0416

DUNEWALKS

0 100

30 5

70.00

SF

30.00

30.00

100

2017

2017

3

78

1,638

5

0855

CONC PAVER

0 100

0 0

275.00

SF

10.00

10.00

100

2017

2017

3

97

2,668

6

0462

ST/AL FNC

0 100

270 0

1,080.00

SF

10.00

10.00

100

2017

2017

3

84

9,072

7

1076

TRELLIS A

0 100

0 0

1.00

SF

7.50

7.50

100

2017

2017

3

84

6

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000133

C

SFR LAKE

100

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.10

140,000.00

154,000.00

154,000

REVIEW DATE

01/19/2023

BY

DJA

Total Acres: 0.00

Total Land Value: 154,000

Market: 0

Agricultural: 0

Common: 154,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

3,521

147.3120

220.97

778,035

2002

2008

0

0

7.00

93.00

1 SFR CUST - 100% - 2024

Heated Area: 2992

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/04/2024

MLU

20,400

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

723,573

TOTAL MARKET OB/XF VALUE

20,400

TOTAL LAND VALUE - MARKET

154,000

TOTAL MARKET VALUE

897,973

SOH/AGL Deduction

0

ASSESSED VALUE

897,973

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

847,973

TOTAL JUST VALUE

897,973

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

745,284

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2583/1443

8/08/2022

WD Q

I

01

850,000

GRANTOR: BRADBERRY JILL D LIVI

GRANTEE: O'BRIEN SEAN JOSEPH

2563/0804

5/17/2022

WD Q

I

01

850,000

GRANTOR: MCGLINCHY JASON A &