

LOT 35
IN OR 2181/301
NORTH SHORE SUB PB 5/255-256

HALL DEREK M & RACHEL
96184 NORTH SHORE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5340-0035-0000



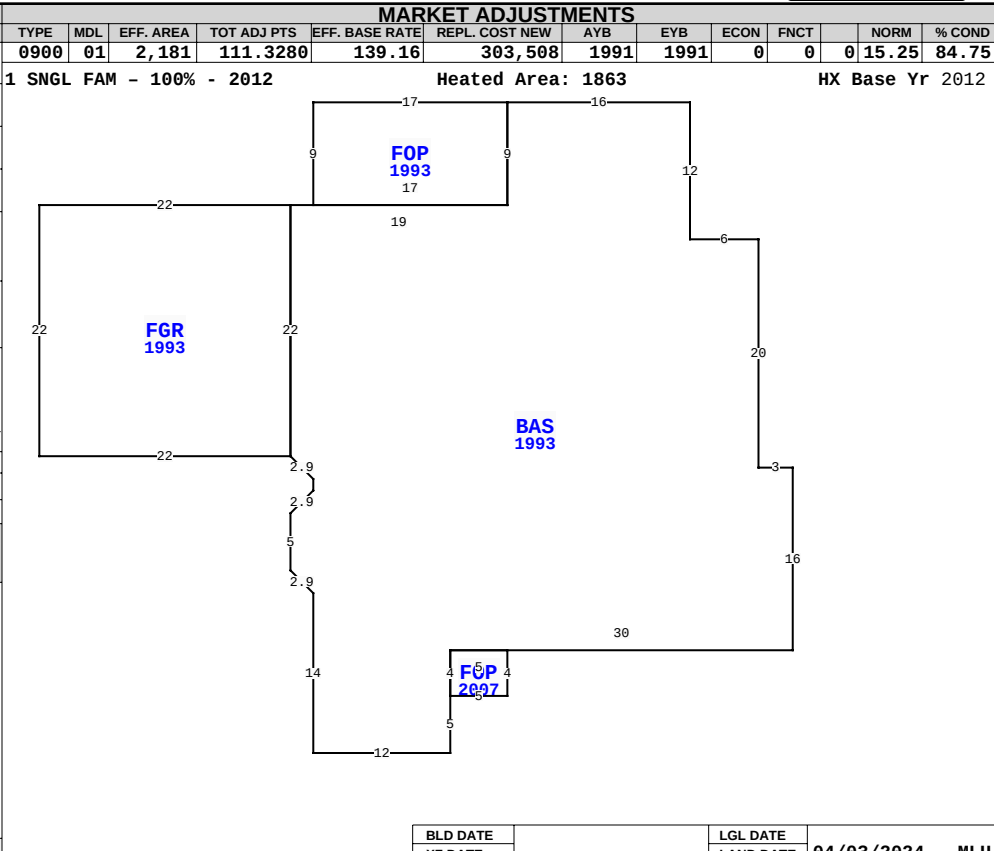
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1,863	219,719
FGR	484	55	266	31,372
FOP	153	30	46	5,425
FOP	20	30	6	708
TOTALS	2,520		2,181	257,223

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,659.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



96184 NORTH SHORE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	257,223		
TOTAL MARKET OB/XF VALUE	18,908		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	371,131		
SOH/AGL Deduction	203,377		
ASSESSED VALUE	167,754		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	112,754		
TOTAL JUST VALUE	371,131		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	344,294		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973709	XFOB	3,851	03/01/1997
94 01545	SWIM POOL	10,280	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2181/0301	2/26/2018	WD	U	I	30	89,700
GRANTOR: HALL DEREK M & RACHEL						
GRANTEE: HALL DEREK M & RACH						
1755/0124	8/24/2011	WD	Q	I	01	217,000
GRANTOR: CARRASCO RAUL R & DON						
GRANTEE: HALL DEREK M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 N12 W16 FOP=[YR=1993] W17 S9 E17 N9\$ S9 W19											
FGR=[YR=1993] W22 S22 E22 N22\$ S22 R2 D2 S1 D2 L2 S5 R2											
D2 S14 E12 N5 FOP=[YR=2007] E5 N4 W5 S4\$ N4 E30 N16 W3 N20\$.											