

WYLIE STEPHEN A & BARBARA H
96222 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-560P-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD
Exterior Wall08FACE BRICK 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor12HARDWOOD 70
Interior Floor11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories UnitsOccupancy1.00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4023.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2,447	364,766
DCK	754	10	75	11,180
FGR	627	55	345	51,428
FOP	76	30	23	3,429
FSP	250	40	100	14,907

TOTALS4,1542,990445,710

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND
0500012,990113.8998170.85510,842199920060012.7587.25

1 SFR CUST - 100% - 2012Heated Area: 2447HX Base Yr 2012

The diagram shows a large irregular lot divided into several smaller sections by boundary lines. The sections are color-coded and labeled as follows:

- A light blue area at the top left is labeled "BAS 1999".
- An orange area below it is labeled "FGR 1999".
- A small green area at the bottom center is labeled "FOP 1999".
- A yellow area above the green one is labeled "FSP 1999".
- A red area at the very top right corner is labeled "DCK 2019".

Boundary dimensions are provided along all edges of the sections.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE	445,710
TOTAL MARKET OB/XF VALUE	28,693
TOTAL LAND VALUE - MARKET	182,000
TOTAL MARKET VALUE	656,403
SOH/AGL Deduction	342,959
ASSESSED VALUE	313,444
TOTAL EXEMPTION VALUE	HX HB50,000
BASE TAXABLE VALUE	263,444
TOTAL JUST VALUE	656,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,442

PERMIT NUMBERDESCRIPTIONAMTISSUED
B240001150 CONVERT THE EXIST19,69001/30/2024
B2113095 GARAGE DOOR15,05109/27/2021
B1900288 (16) WINDOWS10,51501/01/2019
R1807277 REPAIR/RRF11,80007/18/2018
9805296 NEW CONSTR120,00008/01/1998

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
1769/147912/16/2011WDQI02317,500

GRANTOR:SIMPSON TOMMY & ELISA
GRANTEE:WYLIE STEPHEN A & B
0827/05813/24/1998WDQVI13,100
GRANTOR:ALLISON LANDS INC
GRANTEE:SIMPSON TOMMY & ELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W18 DCK=[YR=2019] N20 W8 N3 W27 S14 E3 S9
E32\$ FSP=[YR=1999] W25 S10 E25 N10 \$ S10 W25 N10 W26 S23
FGR=[YR=1999] S27 E26 N6 W2 N8 E2 N8 W7 N3 W12 N2 W7\$ E7 S2
E12 S3 E7 S8 W2 S8 E2 S3 E10 FOP=[YR=1999] S4E10 N4 W2 N6 W6
S6 W2 \$ E2 N6 E6 S6 E12 S3 E13 N50 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRLCLOCFRONTDEPTHTOT LND UNITSUNIT TYPEDTDPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODE DESCRIPTION DESCRIPTION R D ZONE DEPTH FACT COND ADJ PRICE PRICE VALUE ADJUSTMENTS AND NOTES

1000100CSFR100RSF-10.000.001.40LT1.001.001.00130,000.00130,000.00182,000

REVIEW DATE 09/17/2019BY KWTotal Acres: 0.00Total Land Value: 182,000Market: 0Agricultural: 0Common: 182,000PRINTED 08/06/2024 BY SYS