

MAHONEY RICHARD C
96158 PALM BLUFF DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-560P-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall17CB STUCCO 100
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

StoriesUnitsOccupancy
1.
0
00
1. 100
0 100
NONE 100

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

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASRESUBAREA MARKET VALUE
BAS2,4081002,408343,029
FGR9105550071,227
FOP12430375,270
FOP3983011916,952

TOTALES3,8403,064436,478

MARKET ADJUSTMENTS

TYPESMDLLEFF. AREAADJPTSBASE RATEECONFNCTAYBEYBNORM% CONDVALUEDATE
0500013,064109.1580163.74501,699199719970013.0087.00
HEATED AREA: 2408HX Base Yr 2005

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE436,478
TOTAL MARKET OB/XF VALUE18,243
TOTAL LAND VALUE - MARKET130,000
TOTAL MARKET VALUE584,721
SOH/AGL Deduction288,046
ASSESSED VALUE296,675
TOTAL EXEMPTION VALUEHX HB WR55,000
BASE TAXABLE VALUE241,675
TOTAL JUST VALUE584,721
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE545,925

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE
1245/09687/14/2004WDQI290,000
GRANTOR: MEARDON JOHN A & CHER
GRANTEE: MAHONEY RICHARD C &
0902/092610/07/1999WDDQI290,000
GRANTOR: WEAVER W DUANE & MARY
GRANTEE: MEARDON JOHN A & CH

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W33N14W8BAS=[YR=1997] W28 S36 FGR=[YR=1997] S44 E14 N2 E7 N42 W21\$ E21 S15 E14 FOP=[YR=1997] S8 E12 N6 W2 N6 W8 S4 W2\$ E2 N4 E8 S6 E12 S3 E3 S2 E6 N2 E3 N36 W16 S2 W7 S3 W10 N8 W8 N17 \$ S17 E8 S8 E10 N3 E7 N2 E16 N6\$.

LAND DESCRIPTION TOTAL OB/XF 18,243

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNIT LAND ADJ UNIT LAND VAL OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV
1000100CSFR100RSF-10.000.001.00LT1.001.001.00130,000.00130,000.00130,000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS