

HAJNOS NANCY L
5 OSPREY VILLAGE DR
FERNANDINA BEACH, FL 32034

50-3N-28-0305-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0331

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0503

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1311

LVT/LAMNT 80
CLAY TILE 20

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

02

3 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

00

1. 100
0 100
NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4031.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,716

100

1,716

196,947

FGR

618

55

340

39,022

FOP

52

30

16

1,836

FSP

120

40

48

5,509

PTO

140

5

7

804

TOTALS

2,646

2,127

244,117

EXTRA FEATURES

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

0810

CONCRETE A

0 0

24 3

72.00 SF

6.50

6.50

100

2020

2020

3

99

463

2

0811

CONCRETE B

0 0

0 0

765.00 SF

5.20

5.20

100

2020

2020

3

99

3,938

LAND DESCRIPTION

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

0

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

10/05/2020

BY

KW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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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

0100

01

2,127

122.0296

115.93

246,583

2020

2020

0

0

1.00

99.00

1 SINGLE FAM - 0% - 0

Heated Area: 1716

HX Base Yr

BLD DATE

04/05/2023

NW

LGL DATE

04/09/2024

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

244,117

TOTAL MARKET OB/XF VALUE

4,401

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

323,518

SOH/AGL Deduction

19,598

ASSESSED VALUE

303,920

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

303,920

TOTAL JUST VALUE

323,518

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

276,291

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2721/1522

6/17/2024

WD

Q

I

01

419,500

GRANTOR: LINEBERGER BETTY

GRANTEE: HAJNOS NANCY L

2637/387

4/27/2023

LE

U

I

11

100

GRANTOR: BETTY LINEBERGER

GRANTEE: FLORENCE CHERYL LIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] N10 W12 PTO=[YR=2020] W14 S10 E14 N10\$ S10 E12\$ W26 S33 FGR=[YR=2020] W10 S20 E10 S2 E19 N22 W19\$ E19 S17 E8 S3 FOP=[YR=2020] S4 E13 N4 W13\$ E13 N53\$.