LOT 20
IN OR 2709/344
W H FLOOD SURVEY UNR

PETERSON NICHOLAS D
1749 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

52-3N-27-4890-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

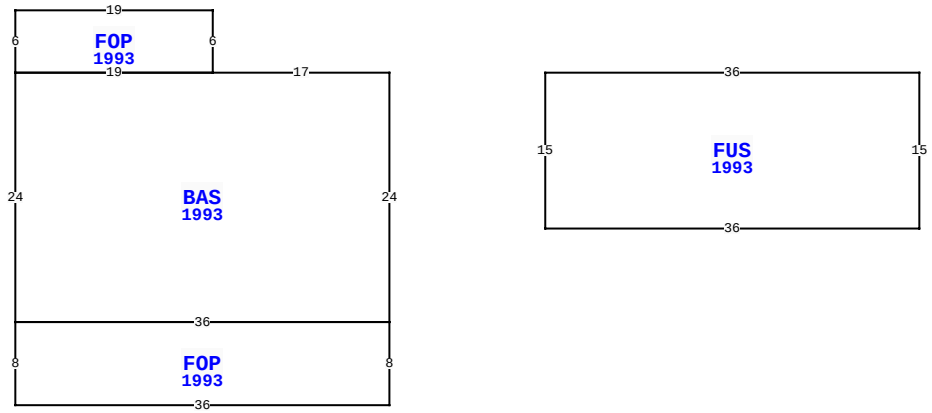
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	67,648
FOP	114	30	34	2,662
FOP	288	30	86	6,734
FUS	540	100	540	42,280
TOTALS	1,806		1,524	119,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,524	103.0200	97.87	149,154	1972	1972	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



86295 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,825
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		221,948
SOH/AGL Deduction		66,659
ASSESSED VALUE		155,289
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,289
TOTAL JUST VALUE		221,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413888	MTL ROOF	8,343	04/01/2014
3761	XFOB	2,800	12/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/344	4/29/2024	WD	Q	I	01	275,000
GRANTOR: DAWSON KENNETH B						
GRANTEE: PETERSON NICHOLAS D						
1938/0284	9/16/2014	WD	U	I	11	100
GRANTOR: DAWSON JAMES T						
GRANTEE: DAWSON JAMES T ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N6 W19 S6 E19$ W19 S24
FOP=[YR=1993] S8 E36 N8 W36$ E36 N24$ PTR=E15 FUS=[YR=1993]
E36 S15 W36 N15$ W15$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	16	20	320.00	SF	20.10	20.10	100	1987	1987	3	20	1,286	
2	0680	POLE SHED	0	100	8	16	128.00	SF	10.00	10.00	100	1987	1987	3	20	256	
3	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2005	2005	3	24	922	
4	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1978	1978	3	29	392	
5	0479	VF PICKET	0	100	0	0	192.00	LF	10.00	10.00	100	2005	2005	3	66	1,267	

LAND DESCRIPTION

TOTAL OB/XF 4,123

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RM	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 04/01/2021 BY NWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

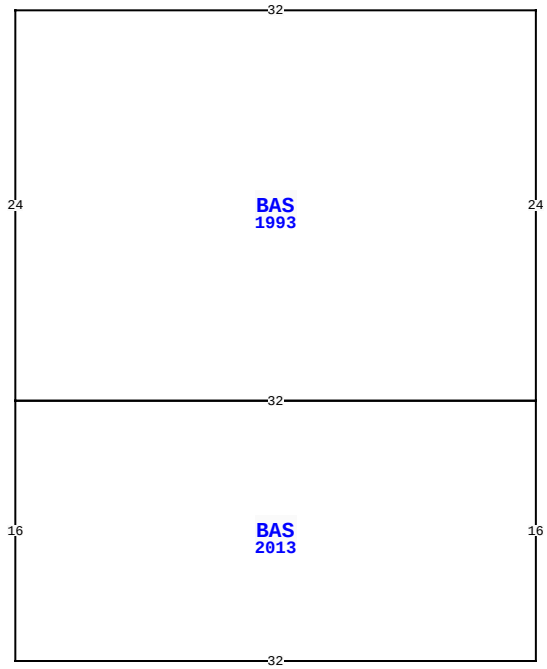
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	6,302
BAS	512	100	512	4,201
TOTALS	1,280		1,280	10,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,280	68.3760	16.41	21,005	1978	1978	0	0	0	50.00	50.00

2 BARNS – 100% - 2021 Heated Area: 1280 HX Base Yr 2021



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GRANTOR: DAWSON JAMES T						
GRANTEE: DAWSON JAMES T ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S24 BAS=[YR=2013] S16 E32 N16 W32$ E32 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2021 BY NWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS