BLOCK C LOT 4
OAK GROVE UNIT 1 PB O/61

SUAREZ VIVIAN DHERS
1438 HOLLY DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000C-0040

BUILDING CHARACTERISTICS

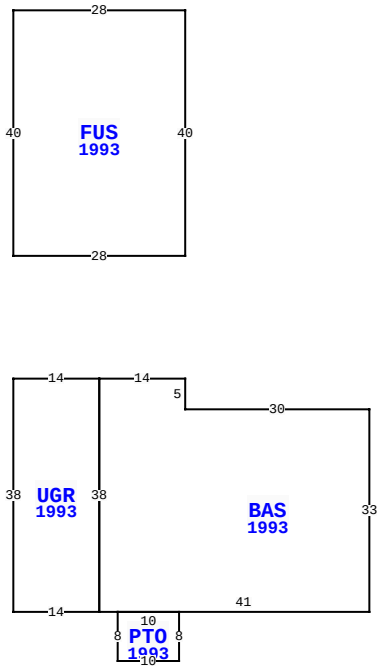
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD4 Adjustme	03	. 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1993	1,522	89,932
FUS	1,120	100	1993	1,120	66,179
PTO	80	5	1993	4	236
UGR	532	45	1993	239	14,122
TOTALS	3,254			2,885	170,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,885	74.5420	74.54	215,048	1945	1970	0	0	0	20.73	79.27

1 SINGLE FAM – 0% - 0 Heated Area: 2642 HX Base Yr



1967 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	170,469
TOTAL MARKET OB/XF VALUE	7,120
TOTAL LAND VALUE - MARKET	156,000
TOTAL MARKET VALUE	333,589
SOH/AGL Deduction	46,024
ASSESSED VALUE	287,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,565
TOTAL JUST VALUE	333,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013210	REPAIR/RRF	500	04/01/2001
6454	CHNGE SRVC	0	01/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/619	2/29/2024	QC	U	I	11	100
GRANTOR: BOETS PHILLIPPE						
GRANTEE: SUAREZ VIVIAN DHERS						
2130/1128	6/30/2017	WD	Q	I	01	185,000
GRANTOR: GRIFFIN ROBERT						
GRANTEE: BOETS PHILLIPPE & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N5 W14 UGR=[YR=1993] W14 S38 E14 N38 $
S38 E3 PTO=[YR=1993] S8E10N8W10$ E41N33$ PTR=N25W30
FUS=[YR=1993] N40 W28 S40E28 $ S25E30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0810	CONCRETE A	0	0	23	3	99.00	SF	6.50	6.50	100	1970	1970	3	20	129	
3	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1990	1990	3	57	1,630	
4	0810	CONCRETE A	0	0	34	10	340.00	SF	6.50	6.50	100	1980	1980	3	30	663	
5	0810	CONCRETE A	0	0	5	11	55.00	SF	6.50	6.50	100	1980	1980	3	30	107	
6	1243	WD DECK F	0	0	0	0	408.00	SF	3.20	3.20	100	1996	1996	3	20	261	
7	0510	GARAGE WD-	0	0	24	11	264.00	SF	35.00	35.00	100	1997	1997	3	24	2,218	
8	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1997	1997	3	72	309	

LAND DESCRIPTION

TOTAL OB/XF 7,120

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	000100	C	RES	0	0006	RSF-	2120.00	100.00	120.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	156,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS