LOT 13
ST PATRICKS COVE PB 3/26

MILES BRENDA G
639 HAGAN LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-0660-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

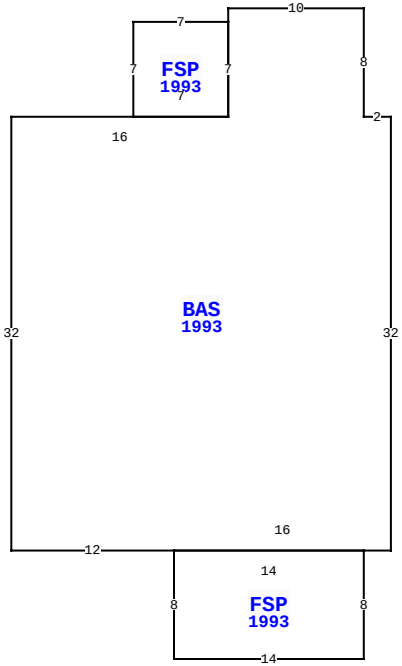
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	1993	976	88,714
FSP	49	40	1993	20	1,818
FSP	112	40	1993	45	4,090
TOTALS	1,137			1,041	94,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,041	106.0000	106.00	110,346	1947	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2024 Heated Area: 976 HX Base Yr 2024



639 HAGAN LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		94,622
TOTAL MARKET OB/XF VALUE		1,628
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		226,250
SOH/AGL Deduction		0
ASSESSED VALUE		226,250
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,528
TOTAL JUST VALUE		226,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1531	3/02/2021	WD	Q	I	02	200,000
GRANTOR: CHAMBERLAIN JAMES E J						
GRANTEE: MILES BRENDA G						
2421/0980	12/29/2020	FJ	U	I	11	100
GRANTOR: CHAMBERLAIN JAMES E E						
GRANTEE: CHAMBERLAIN JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N8 W10 S1 FSP=[YR=1993] W7 S7 E7 N7 $ S7 W16 S32 E12 FSP=[YR=1993] S8 E14 N8 W14 $ E16 N32 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	100		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS