

PT LOT 42 (S-2 S-6 & S-10)
IN OR 254/113 & OR 674/1672 &
IN OR 680/887

MUSGROVE ALTON A
1975 BOLES CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0042-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	1993	13	1,251
BAS	1,152	100	1993	1,152	110,816
FOP	444	30	1993	133	12,794
FUS	512	100	1993	512	49,252
TOTALS	2,192			1,810	174,113

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1989	1989	3	54.5	5,314	
3	0510	GARAGE WD-	0	100	28	24	672.00	SF	28.00	28.00	100	1979	1979	3	20	3,763	
4	0680	POLE SHED	0	100	14	11	134.00	SF	10.00	10.00	100	1989	1989	3	20	268	
5	2703	QUONSET AB	0	100	66	30	1,980.00	SF	18.00	18.00	100	2005	2005	3	54	19,246	
6	0810	CONCRETE A	0	100	68	30	2,040.00	SF	9.75	9.75	100	2005	2005	3	84	16,708	
7	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2005	2005	3	84	819	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,810	116.6000	116.60	211,046	1989	1989		0	0	0	17.50	82.50
1 SINGLE FAM - 100% - 1990													
Heated Area: 1664													
HX Base Yr 1990													

1975 BOLES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
47,398													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		174,113	
TOTAL MARKET OB/XF VALUE		47,398	
TOTAL LAND VALUE - MARKET		316,160	
TOTAL MARKET VALUE		537,671	
SOH/AGL Deduction		314,375	
ASSESSED VALUE		223,296	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		167,574	
TOTAL JUST VALUE		537,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,381	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
05-15275	XFOB	65,340	05/24/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2556/0573	4/13/2022	LE U	I	I	11	100	
GRANTOR: MUSGROVE ALTON A							
GRANTEE: MUSGROVE ALTON ALBE							
2556/0570	4/13/2022	LE U	I	I	11	100	
GRANTOR: MUSGROVE ALTON A							
GRANTEE: MUSGROVE ALTON ALBE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W32 FOP=[YR=1993] W6 S42 E38 N6 W32N36\$ S36 E32 N36\$ PTR= E20 FUS=[YR=1993] E32 S4 BAL=[YR=1993] E7 S12 W7 N12\$ S12 W32 N16\$ W20\$.							