

30-3N-28 PT OF LOT 42
OR 118/537
PARCELS S-4 & S-7

BOLES GERALD N L/E/
PO BOX 16024
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0042-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

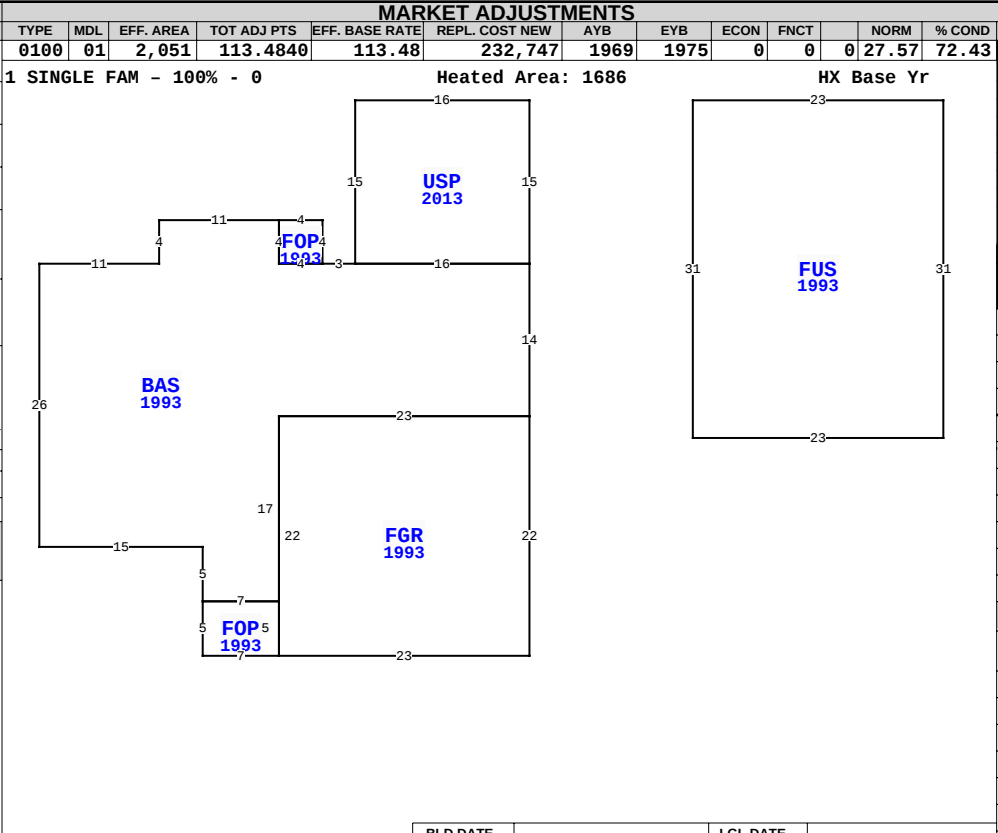
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	973	100	1993	973	79,974
FGR	506	55	1993	278	22,849
FOP	16	30	1993	5	411
FOP	35	30	1993	10	822
FUS	713	100	1993	713	58,604
USP	240	30	2013	72	5,918

TOTALS	2,483			2,051	168,579
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	288
2	0810	CONCRETE A	0	100	0	0	1,753.00	SF	6.50	6.50	2,279
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	480
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	1,440
5	0351	CARPORT MT	0	100	16	16	256.00	SF	6.60	6.60	338

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF	2188.00	150.00	188.00	FF	
2	000100	C	RES	100		RSF	2100.00	150.00	100.00	FF	



1970 BOLES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,825											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		168,579	
TOTAL MARKET OB/XF VALUE		4,825	
TOTAL LAND VALUE - MARKET		374,400	
TOTAL MARKET VALUE		547,804	
SOH/AGL Deduction		364,981	
ASSESSED VALUE		182,823	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		127,101	
TOTAL JUST VALUE		547,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R97-0608	REPAIR/RRF	5,100	06/05/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2547/0671	3/14/2022	LE	U	V	11	100	
GRANTOR: BOLES GERALD N							
GRANTEE: BOLES GERALD N JR							
0086/0579	1/01/1968	TA	Q	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2013] W16 S15 BAS=[YR=1993] W3 FOP=[YR=1993] N4 W4 S4 E4\$ W4 N4 W11 S4 W11 S26 E15 S5 FOP=[YR=1993] S5 E7 FGR=[YR=1993] E23 N22 W23 S22 \$ N5 W7\$ E7 N17 E23 N14 W16\$ E16 N15\$ PTR= E15 FUS=[YR=1993] E23 S31 W23 N31\$ W15\$.											