LOT 15
IN OR 2200/770
LAKEWOOD #4 PB 5/245

THOMASON TARA
2232 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0015-0000

BUILDING CHARACTERISTICS

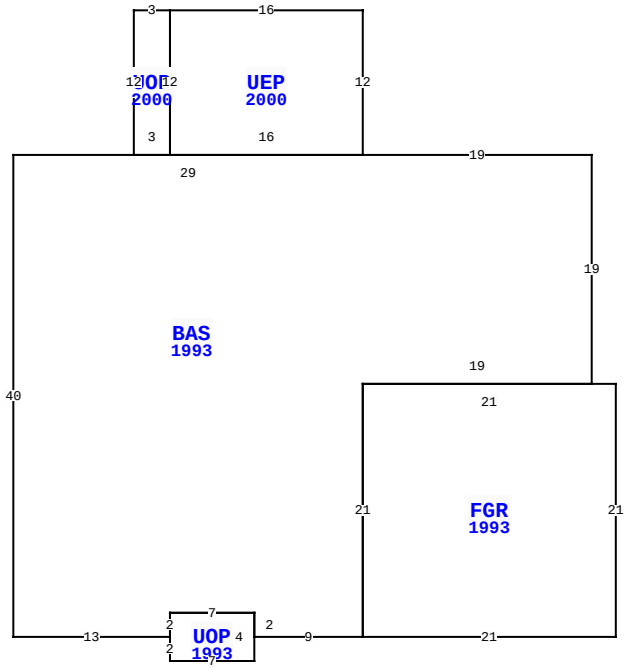
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,507	100	1993	1,507	206,047
FGR	441	55	1993	243	33,225
UEP	192	60	2000	115	15,723
UOP	28	20	1993	6	820
UOP	36	20	2000	7	957
TOTALS	2,204			1,878	256,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,878	123.8573	163.49	307,034	1991	1991	0	0	0	16.37	83.63

1 SNGL FAM – 0% - 0 Heated Area: 1507 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2232 WILL HARDEE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,773
TOTAL MARKET OB/XF VALUE	4,388
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	441,161
SOH/AGL Deduction	85,994
ASSESSED VALUE	355,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,167
TOTAL JUST VALUE	441,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B002997	REMODEL	2,393	05/18/2000
6400	NEW CONSTR	64,000	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/0770	3/27/2017	PR	U	I	19	100
GRANTOR: THOMASON TARA P/R						
GRANTEE: THOMASON TARA						
1583/0194	8/15/2008	FJ	U	I	11	0
GRANTOR: THOMASON JOSEPH D EST						
GRANTEE: HIGGINBOTHAM TARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UEP=[YR=2000] N12 W16 UOP=[YR=2000] W3 S12 E3 N12$ S12 E16 $ W29 S40 E13 UOP=[YR=1993] S2 E7 N4 W7 S2 $ N2 E7 S2 E9 FGR=[YR=1993] E21 N21 W21 S21 $ N21E19 N19 $.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,008	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS