LOT 11
LAKEWOOD #5 PB 5/380

SHANAHAN LAURIE ANN
2435 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0011-0000

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 80
Interior Floo	08	SHT VINYL 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

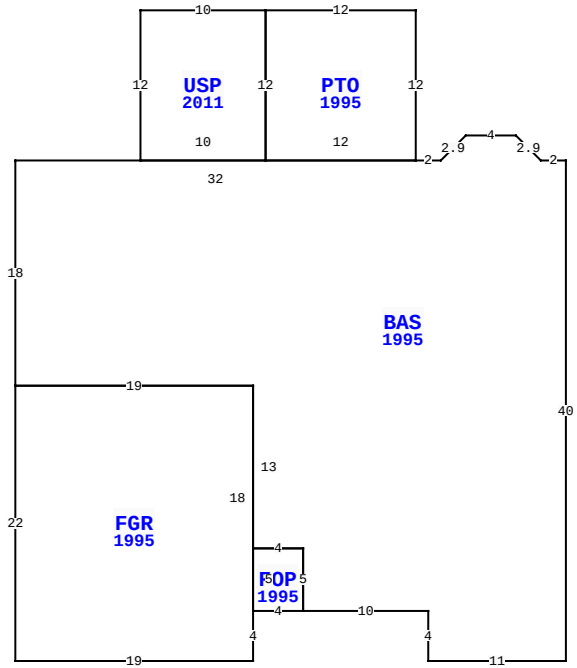
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1995	1,278	184,952
FGR	418	55	1995	230	33,286
FOP	20	30	1995	6	869
PTO	144	5	1995	7	1,013
USP	120	30	2011	36	5,210
TOTALS	1,980			1,557	225,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,557	127.8570	168.77	262,775	1995	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2024 Heated Area: 1278 HX Base Yr 2024



2435 WILL HARDEE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,330
TOTAL MARKET OB/XF VALUE		5,809
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		429,139
SOH/AGL Deduction		13,714
ASSESSED VALUE		415,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,703
TOTAL JUST VALUE		429,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8799	NEW CONSTR	0	01/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/1688	8/22/2022	WD	Q	I	02	474,900
GRANTOR: BARCUS RHONDA						
GRANTEE: SHANAHAN LAURIE ANN						
1487/0528	3/22/2007	WD	Q	I		270,000
GRANTOR: EI JEFFREY B ETAL						
GRANTEE: HURLEY MARY K & RHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1995] N12 W12 USP=[YR=2011] W10 S12 E10 N12$ S12 E12$ W32 S18 FGR=[YR=1995] S22 E19 N4 FOP=[YR=1995] E4 N5 W4 S5 $ N18 W19 $ E19 S13 E4 S5 E10 S4 E11 N40$.

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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	42	16	672.00	SF	5.20	5.20	100	1995	1995	3	68	2,376	
3	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	1995	1995	3	68	194	
4	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2009	2009	3	89	579	

LAND DESCRIPTION

TOTAL OB/XF 5,809

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS