LOT 12
IN OR 1272/1236
LAKEWOOD #5 PB 5/380

CONTE LAWRENCE F & BETTY L
2445 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034-7966

2025

00-00-31-143C-0012-0000

BUILDING CHARACTERISTICS

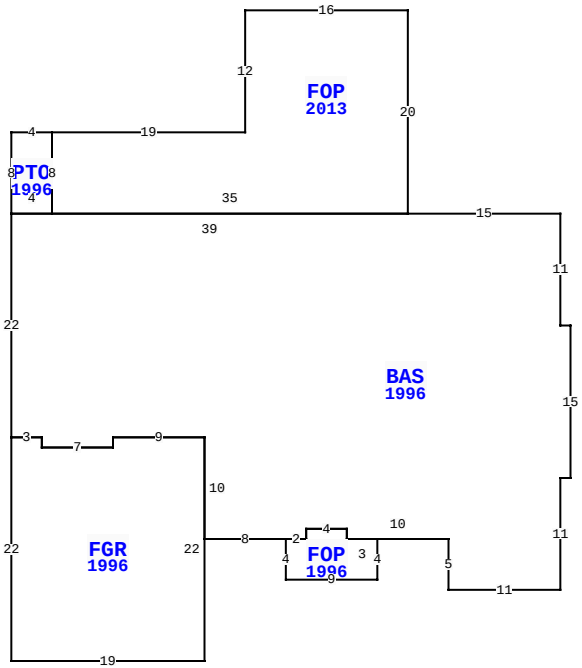
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,611	100	1996	1,611	220,765
FGR	411	55	1996	226	30,970
FOP	40	30	1996	12	1,644
FOP	472	30	2013	142	19,459
PTO	32	5	1996	2	274
TOTALS	2,566			1,993	273,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	120.4763	159.03	316,947	1996	1996	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 2010 Heated Area: 1611 HX Base Yr 2010



2445 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		273,113
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		475,713
SOH/AGL Deduction		326,592
ASSESSED VALUE		149,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,399
TOTAL JUST VALUE		475,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130636	SCNPRCH	25,000	03/28/2013
20121493	WINDOWS	11,827	07/26/2012
20120811	SLAB FOR NEW HOME	2,475	05/10/2012
B959467	NEW CONSTR	96,912	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/1236	11/09/2004	WD	Q	I		210,000
GRANTOR: MITCHELL MARK R & ALI						
GRANTEE: CONTE LAWRENCE F &						
1118/0553	3/04/2003	WD	Q	I		165,000
GRANTOR: HAMILTON SAMMY L & LI						
GRANTEE: MITCHELL MARK R & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 FOP=[YR=2013] N20 W16 S12 W19
PTO=[YR=1996] W4 S8 E4 N8$ S8 E35$ W39S22 FGR=[YR=1996] S22 E19 N22 W9 S1 W7 N1 W3 $ E3 S1 E7 N1 E9 S10 E8 FOP=[YR=1996] S4 E9 N4 W3 N1 W4 S1 W2 $ E2 N1 E4 S1 E10 S5 E11 N11 E1 N15W1 N11 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1996	1996	3	70	2,512	
3	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1996	1996	3	70	328	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS