



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2006	2,570	333,429
FGR	471	55	2006	259	33,603
FOP	55	30	2006	16	2,076
FOP	257	30	2006	77	9,990
FUS	502	100	2006	502	65,129

TOTALS	3,855			3,424	444,226
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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	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	
2	0810	CONCRETE A	0	100	0	0		1,060.00	6.50	
3	0471	VINYL FNC	0	100	0	0		90.00	32.00	
4	0845	KOOL DECK	0	100	0	0		649.00	7.25	
5	0861	POOL GUNIT	0	100	0	0		276.00	85.00	
6	0911	SCRN RM A	0	100	0	0		285.00	17.50	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE	10/15/2019	BY	KW
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MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,424	108.0080	142.57	488,160	2006	2006	0	0	91.00
1 SNGL FAM - 100% - 2022 Heated Area: 3072 HX Base Yr 2022										

32037 HIBISCUS PARKE CT, FERNANDINA BEACH, FL 32034	BLD DATE 02/05/2007 XF DATE 02/05/2007 INC DATE	PH PH	LGL DATE LAND DATE AG DATE	04/23/2025	MLU
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TOTAL OB/XF										
28,198										

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28,198										

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
STANDARD			
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			444,226
TOTAL MARKET OB/XF VALUE			28,198
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			557,424
SOH/AGL Deduction			130,573
ASSESSED VALUE			426,851
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			376,129
TOTAL JUST VALUE			557,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906747	SCRN ENCLSR	8,900	08/01/2019
B19856	SWIM POOL	25,000	05/01/2007
M10602	MECH OTHER	0	11/01/2005
E15899	ELEC OTHER	0	10/01/2005
P10112	OTHER	0	10/01/2005
B16171	NEW CONSTR	215,690	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2275/1512	5/02/2019	WD Q	I	I	01
GRANTOR: HOLLAND FRANCES H & G					
GRANTEE: HOFFMAN TIMOTHY & L					
1395/1377	3/14/2006	WD Q	I	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HOLLAND FRANCES H					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2006] N21 BAS=[YR=2006] N55 W10 FOP=[YR=2006] N5 W33 S5 E3 R4 D4 E19 R4 U4 E3\$W3 D4 L4 W19 L4 U4 W10 S53 E9 FOP=[YR=2006] S5 E11 N5 W11\$ E35 S2 E6\$W6N2 W15 S23 E21\$ PTR=N72E15 FUS=[YR=2006] E15 S30 W11 N4 W4 S8 W4 N17 E4 N17\$ W15 S72\$.					