

HUNT JAMES RUSSELL JR & SABINE
96032 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

16WD FR STUC 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

08SHT VINYL 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories

1. 1. 100

Units

0 100

Occupancy

00NONE 100

Quality

03 Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4057.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,027

100

2003

2,027

251,116

FGR

448

55

2003

246

30,476

FOP

20

30

2003

6

744

FSP

230

40

2017

92

11,398

TOTALS

2,725

2,371

293,734

EXTRA FEATURES

L N

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 2003 2003 3 86 3,010

2 0812 CONCRETE C 0 100 0 0 1,691.00 SF 4.00 4.00 100 2003 2003 3 82 5,546

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 85,000.00 85,000.00 85,000

REVIEW DATE

07/14/2025

BY

WW

Total Acres:

0.00

Total Land Value:

85,000

Market:

0

Agricultural:

0

Common:

85,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,371104.8600138.42328,194200320030010.5089.50

1 SNGL FAM - 100% - 2025Heated Area: 2027HX Base Yr

Diagram showing building footprint (BAS 2003) and other areas (FSP 2017, FGR 2003, FOP 2003) with dimensions.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE293,734

TOTAL MARKET OB/XF VALUE8,556

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE387,290

SOH/AGL Deduction0

ASSESSED VALUE387,290

TOTAL EXEMPTION VALUE13387,290

BASE TAXABLE VALUE0

TOTAL JUST VALUE387,290

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE363,371

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITY / I / VRSN CD SALE PRICE

2662/11378/22/2023WD QI01436,800

GRANTOR: BOLYARD RENEE Y & JOH

GRANTEE: HUNT JAMES RUSSELL

1172/05789/17/2003WDUI07100

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: BOLYARD RENEE Y & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 FSP=[YR=2017] N10 W23 S10 E23\$ W37 S16 W1 S13 E1 S6 FGR=[YR=2003] S22 E20 N22 W9 N2 W4 S2 W7\$ E7 N2 E4 S2 E9 S11 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E13 N46\$.