

IN OR 2511/1193
(EX R/W IN OR 213/74)
PARCELS 24 & 25-1

J H E HOLDINGS INC
474431 EAST SR 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0024-0000



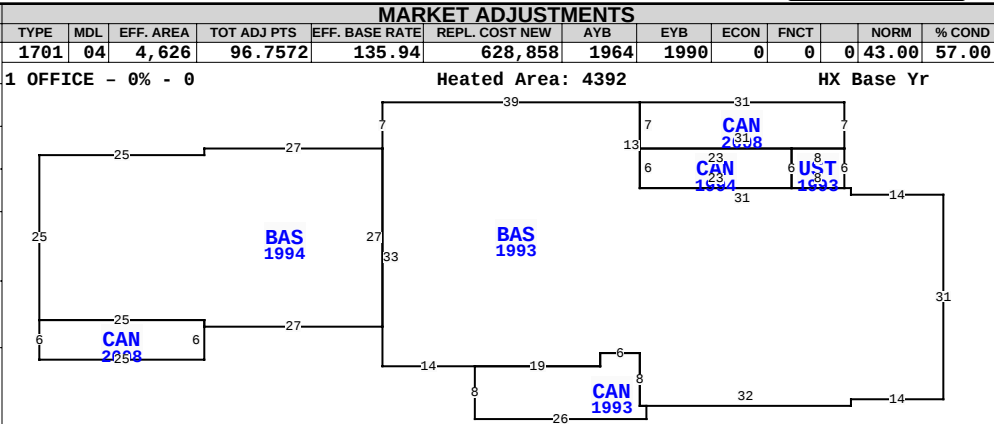
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,038	100	1993	3,038	235,402
BAS	1,354	100	1994	1,354	104,916
CAN	214	30	1993	64	4,959
CAN	138	30	1994	41	3,177
CAN	150	30	2008	45	3,487
CAN	217	30	2008	65	5,037
UST	48	40	1993	19	1,472
TOTALS	5,159			4,626	358,449

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	991.00	SF	5.20
3	0812	CONCRETE C	0	0	0	0	1,100.00	SF	4.00
4	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00
5	0812	CONCRETE C	0	0	0	0	2,584.00	SF	4.00
6	0812	CONCRETE C	0	0	0	0	11,212.00	SF	4.00
7	0855	CONC PAVER	0	0	0	0	210.00	SF	7.00
8	0404	MTL SAFETY	0	0	34	0	34.00	LF	40.00
9	0430	CL FNC 6B	0	0	0	0	412.00	LF	9.70
10	0424	CL FNC 6'	0	0	0	0	119.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0004	CG	0.00	0.00	55,378.00



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	4,626	96.7572	135.94	628,858	1964	1990	0	0	43.00	57.00
BLD DATE	08/19/2021	KK	LGL DATE								
XF DATE	08/19/2021	KK	LAND DATE	04/25/2025	DC						
INC DATE			AG DATE								

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		358,449	
TOTAL MARKET OB/XF VALUE		61,877	
TOTAL LAND VALUE - MARKET		664,536	
TOTAL MARKET VALUE		1,084,862	
SOH/AGL Deduction		398,787	
ASSESSED VALUE		686,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		686,075	
TOTAL JUST VALUE		1,084,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		994,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002851	WINDOWS/DOOR	5,800	03/23/2021
B18787	ADDITION	103,554	11/01/2006
E018002	REMODEL	11,100	04/01/2001
B017999	REMODEL	116,640	02/01/2001
B960423	REPAIR/RRF	0	01/01/1996
95-02179	REMODEL	2,000	08/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2511/1193	10/28/2021	WD U	I	11	
GRANTOR: DONNA LYNNE REAL ESTA					
GRANTEE: J H E HOLDINGS INC					
1472/1950	1/19/2007	QC U	I	07	
GRANTOR: DONNA LYNNE CUSTOM HO					
GRANTEE: DONNA LYNNE REAL ES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N1 W1 UST=[YR=1993] N6 CAN=[YR=2008] N7 W31 S7 CAN=[YR=1994] S6 E23 N6 W23\$ E31\$ W8 S6 E8\$ W31 N13 W39 S7 BAS=[YR=1994] W27 S1 W25 S25 CAN=[YR=2008] S6 E25 N6 W25\$ E25 S1E27 N27\$S33 E14 CAN=[YR=1993] S8 E26 N2 W1 N8 W6 S2 W19\$ E19 N2 E6 S8 E32 N1 E14 N31\$.									

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