IN OR 1854/1104

JEREZ MARIA ESPERANZA &/AMADOR FRANK NORMAN
530 PINE RD
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0049-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

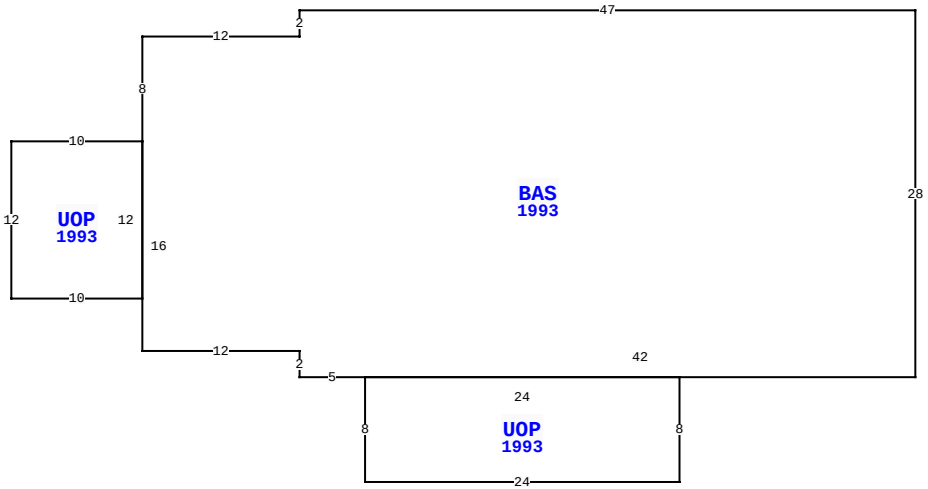
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1993	1,604	128,993
UOP	120	20	1993	24	1,930
UOP	192	20	1993	38	3,056
TOTALS	1,916			1,666	133,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	101.9000	101.90	169,765	1960	1975	0	0	0	21.08	78.92

1 SINGLE FAM – 0% - 0 Heated Area: 1604 HX Base Yr



96209 HARDY ALLEN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	133,979
TOTAL MARKET OB/XF VALUE	549
TOTAL LAND VALUE - MARKET	71,400
TOTAL MARKET VALUE	205,928
SOH/AGL Deduction	43,985
ASSESSED VALUE	161,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,943
TOTAL JUST VALUE	205,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0686	12/11/2015	QC	U	I	11	100
GRANTOR: PEACOCK THOMAS W ET A						
GRANTEE: PEACOCK LEWIS S & C						
2017/1720	11/30/2015	FJ	U	I	11	0
GRANTOR: PEACOCK W VIRGIL EST						
GRANTEE: PEACOCK THOMAS W ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S2 W12 S8 UOP=[YR=1993] W10 S12 E10 N12$ S16E12 S2 E5 UOP=[YR=1993] S8 E24 N8 W24 $ E42 N28 $.

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	0810	CONCRETE A	0	0	8	16	128.00	SF	6.50	6.50	100	1994	1994	3	66	549	

LAND DESCRIPTION

TOTAL OB/XF 549

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	000100	C	RES	0		RMH	0.00	0.00	0.51	AC		1.00	1.00	1.40	100,000.00	140,000.00	71,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.51 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 07/30/2025 BY SYS