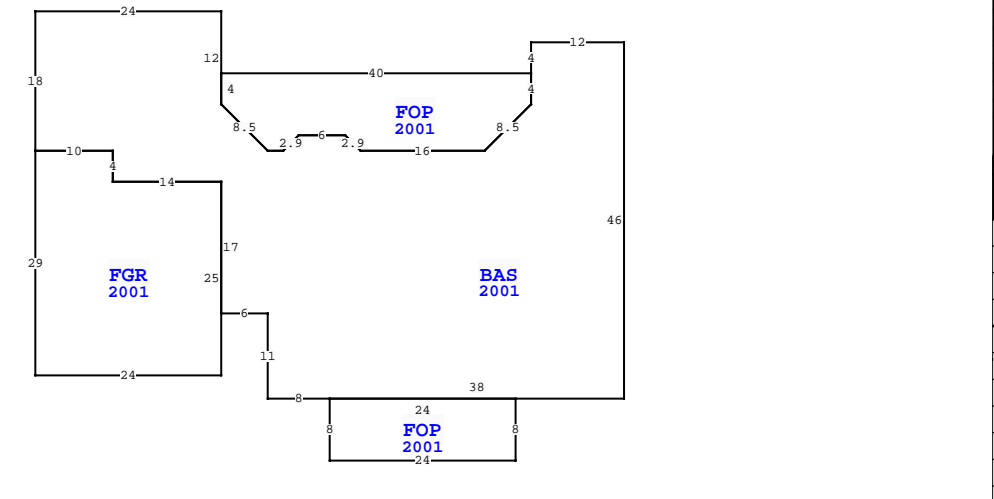


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,060	100.3352	132.44	405,266	2001	2001	0	0	11.00	89.00		



Quality	02	Quality Level 02			
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	2,306	100	2001	2,306	271,812
FGR	640	55	2001	352	41,491
FOP	192	30	2001	58	6,837
FOP	348	30	2001	104	12,259
FUS	240	100	2013	240	28,290
TOTALS	3,726			3,060	360,687

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

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	0811	CONCRETE B	0	100	0	660.00	SF	5.20	5.20	100	2001	2001	3	79	2,711	
2	0940	SHEDS/PORT	0	100	0	64.00	SF	30.00	30.00	100	2001	2001	3	20	384	
3	0201	BARN WD 10	0	100	32	1,280.00	SF	17.00	17.00	100	2003	2003	3	30	6,528	
4	0810	CONCRETE A	0	100	8	112.00	SF	6.50	6.50	100	2003	2003	3	82	597	

96302 HARDY ALLEN RD, FERNANDINA BEACH													
TOTAL OB/XF 10,220													

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		OR	0.00	0.00	3.23	AC		1.00	1.00	0.90	100,000.00	90,000.00	290,700							
2	000100	C	RES	100		OR	0.00	0.00	1.84	AC		1.00	1.00	0.90	100,000.00	90,000.00	165,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.07 Total Land Value: 456,300 Market: 0 Agricultural: 0 Common: 456,300 PRINTED 07/30/2025 BY SYS																							
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			360,687
TOTAL MARKET OB/XF VALUE			10,220
TOTAL LAND VALUE - MARKET			456,300
TOTAL MARKET VALUE			827,207
SOH/AGL Deduction			536,747
ASSESSED VALUE			290,460
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			234,738
TOTAL JUST VALUE			827,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			696,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07593	NEW CONSTR	134,702	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1742	5/01/2023	LE U	I	I	11	100

GRANTOR: MILLER PETER A
 GRANTEE: MILLER KAREN SUE
 0911/1731 12/16/1999 WD Q V 52,000
 GRANTOR: DIEGUEZ SARA
 GRANTEE: MILLER PETER A & KA

BUILDING NOTES													
BAS=[YR=2001] W12 S4 FOP=[YR=2001] W40 S4 D6 R6 E2 U2 R2 E6 D2 R2 E16 U6 R6 N4\$ S4 L6 D6 W16 U2 L2 W6 D2 L2 W2 U6 L6 N12 W24 S18 FGR=[YR=2001] S29 E24 N25 W14 N4 W10\$ E10 S4 E14 S17 E6 S11 E8 POP=[YR=2001] S8 E24 N8 W24\$ E38 N46 \$ PTR=S60 W60 FUS=[YR=2013] E12 S20 W12 N20\$ E60 N60 \$.													