LOT 6
F/K/A LOT 1 LAKE HAMPTON EST
STATEMENT PT OR 1793/1690

BOULOGNE PROPERTY LLC
4 OCEAN CLUB DRIVE
FERNANDINA BEACH, FL 32034

2025

41-4N-23-1512-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

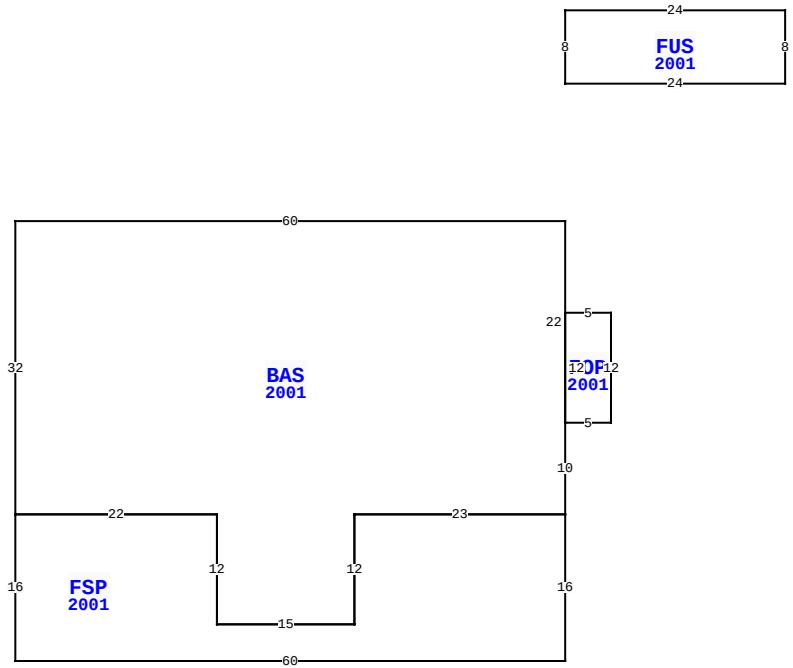
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2001	2,100	226,334
FOP	60	30	2001	18	1,940
FSP	780	40	2001	312	33,626
FUS	192	100	2001	192	20,693
TOTALS	3,132			2,622	282,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	121.4400	121.44	318,416	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 2023 Heated Area: 2292 HX Base Yr



29086 YELLOW OAK CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,594
TOTAL MARKET OB/XF VALUE	18,062
TOTAL LAND VALUE - MARKET	422,125
TOTAL MARKET VALUE	445,517
SOH/AGL Deduction	22,341
ASSESSED VALUE	423,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,176
TOTAL JUST VALUE	722,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1175	8/22/2022	WD	U	I	11	100
GRANTOR: CARVALHO ROBERT						
GRANTEE: BOULOGNE PROPERTY L						
2053/0412	6/09/2016	WD	Q	I	01	360,000
GRANTOR: NESBITT CATHERINE H T						
GRANTEE: CARVALHO ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S32 FSP=[YR=2001] S16 E60 N16 W23 S12 W15 N12 W22$ E22 S12 E15 N12 E23 N10 FOP=[YR=2001] E5 N12 W5 S12$ N22$ PTR=N15 FUS=[YR=2001] N8 E24 S8 W24$ S15$.

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	0510	GARAGE WD-	0	0	30	15	450.00	SF	35.00	35.00	100	1998	1998	3	25	3,938	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0812	CONCRETE C	0	0	0	0	1,080.00	SF	4.00	4.00	100	2001	2001	3	79	3,413	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
5	0300	BOAT DCK W	0	0	0	0	246.00	SF	20.00	20.00	100	2005	2005	3	36	1,771	

LAND DESCRIPTION

TOTAL OB/XF 18,062

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	005000	C	AGRICULTURAL	0	0006	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	11.80	AC		1.00	1.00	1.00	330.00	330.00	3,894							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.80	AC		1.00	1.00	1.00	390.00	390.00	3,042							
4	009600	C	WASTELAND	0		OR	0.00	0.00	7.17	AC		1.00	1.00	1.00	2,500.00	2,500.00	17,925							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.60	AC		1.00	1.00	1.00	14,500.00	14,500.00	284,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 30.77 Total Land Value: 144,861 Market: 284,200 Agricultural: 6,936 Common: 137,925 PRINTED 07/30/2025 BY SYS