

PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2211/470
BEING ONLY PT LYING N OF

HARDY RICHARD B & REBECCA J
95722 TYSON RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,279	100	2021	2,279	313,590
FCP	240	25	2021	60	8,256
FOP	48	30	2021	14	1,927
FOP	168	30	2021	50	6,881
FOP	178	30	2021	53	7,292
FOP	288	30	2021	86	11,833
FUS	640	100	2021	640	88,064
STR	36	10	2021	4	550
STR	40	10	2021	4	550
STR	50	10	2021	5	688
TOTALS	4,011			3,215	442,384

** This building has 11 Sub-Areas

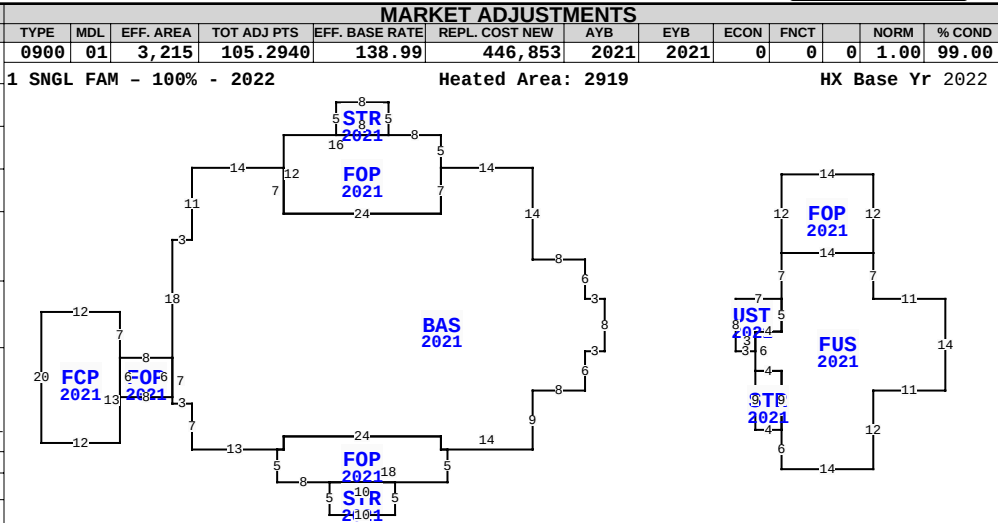
95722 TYSON RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1975	1975	3	20	579	
2	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1976	1976	3	26	5,949	
3	0812	CONCRETE C	0	100	0	0	3,627.00	SF	4.00	4.00	100	2021	2021	3	99	14,363	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
5	0855	CONC PAVER	0	100	10	6	60.00	SF	10.00	10.00	100	2021	2021	3	99	594	
6	0300	BOAT DCK W	0	100	0	0	1,588.00	SF	40.00	40.00	100	2025	2024		100	63,520	
7	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION			TOTAL OB/XF 89,485														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	RES MARSH	100		OR	0.00	0.00	4.42	AC		1.00	1.00	1.00	150,000.00	150,000.00	662,475
2	009400	C	RIGHT-OF-WAY	100		OR	30.00	237.42	0.16	AC		1.00	1.00	1.00	100.00	100.00	16



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			442,384	
TOTAL MARKET OB/XF VALUE			89,485	
TOTAL LAND VALUE - MARKET			662,491	
TOTAL MARKET VALUE			1,194,360	
SOH/AGL Deduction			465,807	
ASSESSED VALUE			728,553	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			677,831	
TOTAL JUST VALUE			1,194,360	
NCON VALUE			66,020	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			886,402	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2001018	CO ISSUED	0	03/18/2021
B2001018	NEW CONSTR	365,039	02/01/2020
19003571	DEMOLITION	0	04/01/2019
R13104	RE-ROOF	3,000	08/01/2012
B007706	NEW CONSTR	0	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/0470	7/13/2018	WD	Q	I	01	380,000
GRANTOR: BOYETT BETTY B						
GRANTEE: HARDY RICHARD B & R						
0064/0321	1/01/1966	WD	U	I		14,500
GRANTOR: MULLIS F F & LINDA L						
GRANTEE: BOYETT WILLIS A & B						

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2021;ORIG=0,0] W3 N6 W8 N14 W14 S7 W24 N7 W14 S11 W3 S18 S7 E3 S7 E13 E1 N2 E24 S2 E14 N9 E8 N6 E3 N8 \$																
FUS=[YR=2021;ORIG=27,0] N7 E14 S7 E11 S14 W11 S12 W14 N6 N9 W4 N6 E4 N5 \$																
FOP=[YR=2021;ORIG=-25,-20] N5 W8 W16 S12 E24 N7 \$																
FCP=[YR=2021;ORIG=-74,9] N7 W12 S20 E12 N13 \$																
FOP=[YR=2021;ORIG=-50,23] S5 E8 E18 N5 W1 N2 W24 S2 W1 \$																
FOP=[YR=2021;ORIG=27,-7] N12 E14 S12 W14 \$																
STR=[YR=2021;ORIG=-42,28] S5 E10 N5 W10 \$																
FOP=[YR=2021;ORIG=-66,9] W8 S6 E8 N6 \$																
UST=[YR=2021;ORIG=20,0] E7 S5 W4 S3 W3 N8 \$																
STR=[YR=2021;ORIG=-33,-25] N5 W8 S5 E8 \$																