

LOT 5 & PT LOTS 4 & 8 IN
OR 2683/598 & ESMT IN
OR 639/289

MALORY FOY R JR & NIKOLE F L/E/
PO BOX 16874
FERNANDINA BEACH, FL 32035

2025

50-3N-28-5280-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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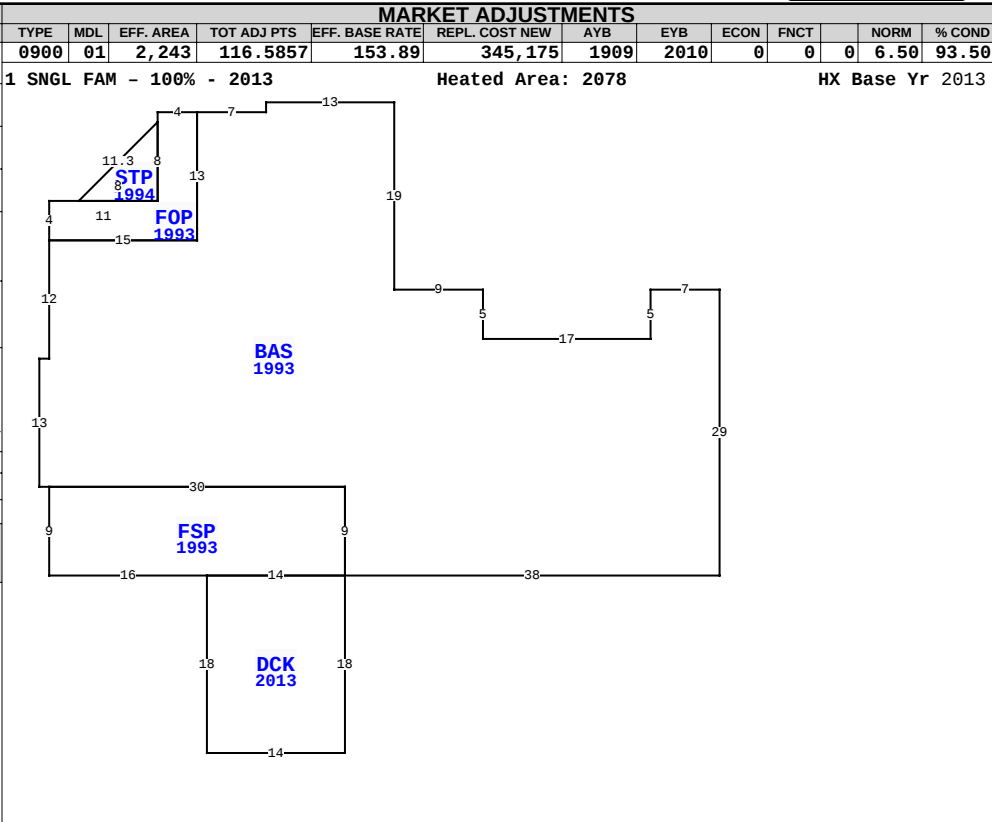
NEIGHBORHOOD/LOC	4029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	1993	2,078	298,997
DCK	252	10	2013	25	3,597
FOP	96	30	1993	29	4,173
FSP	270	40	1993	108	15,540
STP	32	10	1994	3	432

TOTALS	2,728			2,243	322,739
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	4	116	500.00	SF	6.50
2	0350	CARPORT WD	0	100	48	18	1,302.00	SF	13.00
3	0510	GARAGE WD-	0	100	21	14	294.00	SF	35.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00
6	0303	FLT DOCK W	0	100	32	8	256.00	SF	26.00
7	0311	WD GANG WY	0	100	0	0	23.00	SF	45.00
8	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00
9	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0008	RSF-	1105.00	310.00	0.86



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1960	1960	3	20	650	
100	1960	1960	3	20	3,385	
100	1960	1960	3	20	2,058	
100	1960	1960	3	21	735	
100	2000	2000	3	27	7,020	
100	1997	1997	3	24	1,597	
100	1997	1997	3	20	207	
100	1997	1997	3	20	600	
100	2015	2015	3	65	26,618	

TOTAL OB/XF									
42,870									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					322,739				
TOTAL MARKET OB/XF VALUE					42,870				
TOTAL LAND VALUE - MARKET					172,000				
TOTAL MARKET VALUE					537,609				
SOH/AGL Deduction					266,762				
ASSESSED VALUE					270,847				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					220,125				
TOTAL JUST VALUE					537,609				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					524,539				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326967	REMODEL	0	03/01/2013
6850	NEW CONSTR	450	07/24/1990
M001	H/AC	2,450	05/10/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2683/598	12/07/2023	QC	U	I	11	100			
GRANTOR: MALORY FOY R JR									
GRANTEE: MALORY FOY R JR & NI									
1829/1965	12/12/2012	WD	Q	I	02	265,000			
GRANTOR: ESTES STEVE A									
GRANTEE: MALORY FOY R JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 S5 W17 N5 W9 N19 W13 S1 W7 FOP=[YR=1993] W4 S1 STP=[YR=1994] D8 L8 E8 N8\$ S8 W11 S4 E15 N13\$ S13 W15 S12 W1 S13 E1 FSP=[YR=1993] S9 E16 DCK=[YR=2013] S18 E14 N18 W14\$ E14 N9 W30\$ E30 S9 E38 N29\$.									