

PT LOT 42 (S-2 S-6 & S-10)
IN OR 254/113 & OR 674/1672 &
IN OR 680/887

MUSGROVE ALTON A
1975 BOLES CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0042-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	1993	13	1,305
BAS	1,152	100	1993	1,152	115,652
FOP	444	30	1993	133	13,352
FUS	512	100	1993	512	51,401
TOTALS	2,192			1,810	181,710

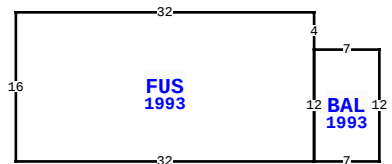
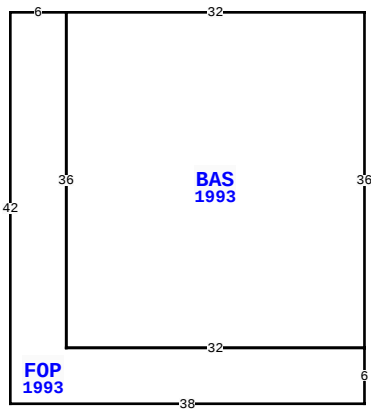
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
3	0510	GARAGE WD-	0	100	28	24	672.00	SF	28.00	28.00	100	1979	1979	3	20	3,763	
4	0680	POLE SHED	0	100	14	11	134.00	SF	10.00	10.00	100	1989	1989	3	20	268	
5	2703	QUONSET AB	0	100	66	30	1,980.00	SF	18.00	18.00	100	2005	2005	3	52	18,533	

LAND DESCRIPTION			TOTAL OB/XF 23,804														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF	2104.00	115.00	104.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	166,400
2	000100	C	RES	100		RSF	2200.00	132.00	200.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	320,000

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,810	116.6000	122.43	221,598	1989	1989		0	0	18.00
1 SINGLE FAM			100% - 1990	Heated Area: 1664			HX Base Yr 1990				



NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				181,710	
TOTAL MARKET OB/XF VALUE				23,804	
TOTAL LAND VALUE - MARKET				486,400	
TOTAL MARKET VALUE				691,914	
SOH/AGL Deduction				462,589	
ASSESSED VALUE				229,325	
TOTAL EXEMPTION VALUE		HX HB WR		56,411	
BASE TAXABLE VALUE				172,914	
TOTAL JUST VALUE				691,914	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				537,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
05-15275	XFOB	65,340	05/24/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/0573	4/13/2022	LE	U	I	11
GRANTOR: MUSGROVE ALTON A					SALE PRICE
GRANTEE: MUSGROVE ALTON ALBE					100
2556/0570	4/13/2022	LE	U	I	11
GRANTOR: MUSGROVE ALTON A					100
GRANTEE: MUSGROVE ALTON ALBE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W32 FOP=[YR=1993] W6 S42 E38 N6 W32N36\$ S36 E32 N36\$ PTR= E20 FUS=[YR=1993] E32 S4 BAL=[YR=1993] E7 S12 W7 N12\$ S12 W32 N16\$ W20\$.									

1975 BOLES CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/24/2026	MLU
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Total Acres: 0.00 Total Land Value: 486,400

Market: 0

Agricultural: 0

Common: 486,400

PRINTED 07/09/2026 BY SYS