

30-3N-28 PT OF LOT 42
OR 118/537
PARCELS S-4 & S-7

BOLES GERALD N L/E/
PO BOX 16024
FERNANDINA BEACH, FL 32035

2026

00-00-30-0800-0042-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 60	0100	01	2,051	113.4840	119.16	244,397	1969	1975	0	0	0	28.00	72.00	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 40	1 SINGLE FAM 100% - 0													STANDARD													
Roof Structure	03	GABLE/HIP 100	Heated Area: 1686													HX Base Yr													
Roof Cover	12	MODULAR MT 100														VALUATION BY													
Interior Wall	05	DRYWALL 100														Tax Group: 8													
Interior Floor	12	HARDWOOD 100														Tax Dist:													
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE													
Bedrooms	3	100														TOTAL LAND VALUE - MARKET													
Bathrooms	2.5	100														TOTAL MARKET VALUE													
Frame	02	WOOD FRAME 100														SOH/AGL Deduction													
Stories	1.5	1.5 100														ASSESSED VALUE													
Units	0	100														TOTAL EXEMPTION VALUE													
BUD8 Adjustme	05	DIST 1A 100	HX HB WX																										
Occupancy	00	NONE 100	BASE TAXABLE VALUE																										
Quality			03	Quality Level 03												TOTAL JUST VALUE													
DOR CODE			0100	SINGLE FAMILY												NCON VALUE													
MAP NUM			MKT AREA												INCOME VALUE														
NEIGHBORHOOD/LOC			2018.00												PREVIOUS YEAR MKT VALUE														
TOTALS			2,483	2,051												547,804													
EXTRA FEATURES			1970 BOLES CIR, FERNANDINA BEACH												SALES DATA														
L N			OB/XF CODE												OFF RECORD Number														
DESCRIPTION			BLD CAP L W UNITS UT Adj R												DATE														
BLD			CAP L W UNITS UT Adj R												TYPE INST Q U V I RSN CD														
CAP			CAP L W UNITS UT Adj R												SALE PRICE														
L			CAP L W UNITS UT Adj R												2547/0671														
W			CAP L W UNITS UT Adj R												3/14/2022														
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ADJ UNIT PRICE			CAP L W UNITS UT Adj R												GRANTEE: BOLES GERALD N JR														
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NOTES			CAP L W UNITS UT Adj R												BUILDING NOTES														
TOTALS			CAP L W UNITS UT Adj R												BUILDING DIMENSIONS														
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DESCRIPTION			CAP L W UNITS UT Adj R												S4 E4\$ W4 N4 W11 S4 W11 S26 E15 S5 FOP=[YR=1993] S5 E7														
BLD			CAP L W UNITS UT Adj R												FGR=[YR=1993] E23 N22 W23 S22 \$ N5 W7\$ E7 N17 E23 N14 W16\$														
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