

THOMASON TARA
2232 WILL HARDEE RD
FERNANDINA BEACH, FL 32034

00-00-31-143B-0015-0000



BUILDING CHARACTERISTICS

ELEMENT CD

05 AVERAGE 90

20 FACE BRICK 10

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

11 CLAY TILE 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

06 Quality Level 06

0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1046.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 1,507 100 1993 1,507 216,247

FGR 441 55 1993 243 34,869

UEP 192 60 2000 115 16,502

UOP 28 20 1993 6 861

UOP 36 20 2000 7 1,004

TOTALS 2,204 1,878 269,484

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,878 123.8573 172.16 323,316 1991 1991 0 0 0 16.65 83.35

Heated Area: 1507 HX Base Yr

Diagram labels:
- BAS 1993 (Main house)
- FGR 1993 (Front porch)
- UEP 2000 (Upper deck)
- UOP 1993 (Lower deck)

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 269,484

TOTAL MARKET OB/XF VALUE 2,310

TOTAL LAND VALUE - MARKET 180,000

TOTAL MARKET VALUE 451,794

SOH/AGL Deduction 61,110

ASSESSED VALUE 390,684

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 390,684

TOTAL JUST VALUE 451,794

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 441,161

PERMIT NUM DESCRIPTION AMT ISSUED

B002997 REMODEL 2,393 05/18/2000

6400 NEW CONSTR 64,000 03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
2200/0770	3/27/2017	PR	U	I	19	100

GRANTOR: THOMASON TARA P/R

GRANTEE: THOMASON TARA

1583/0194 8/15/2008 FJ U I 11 0

GRANTOR: THOMASON JOSEPH D EST

GRANTEE: HIGGINBOTHAM TARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UEP=[YR=2000] N12 W16 UOP=[YR=2000] W3 S12 E3 N12\$ S12 E16 \$ W29 S40 E13 UOP=[YR=1993] S2 E7 N4 W7 S2 \$ N2 E7 S2 E9 FGR=[YR=1993] E21 N21 W21 S21 \$ N21E19 N19 \$.

EXTRA FEATURES

2232 WILL HARDEE RD, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT 3,500.00	3,500.00	100	1991	1991	3	66	2,310

LAND DESCRIPTION

TOTAL OB/XF 2,310

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS