LOT 66
IN OR 2103/1281
AMELIA NATIONAL #1 PB 7/48

JOINVILLE YVON R/HOFF-JOINVILLE VICTORIA
95030 BUCKEYE CT
FERNANDINA BEACH, FL 32034-7002

2026

26-2N-28-006A-0066-0000

BUILDING CHARACTERISTICS

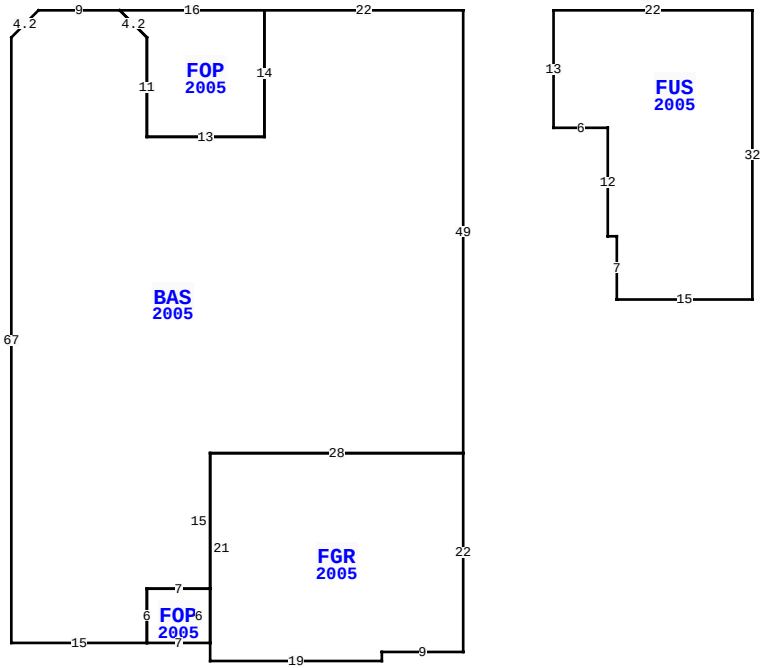
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,679	100	2005	2,679	334,396
FGR	635	55	2005	349	43,563
FOP	42	30	2005	13	1,623
FOP	187	30	2005	56	6,990
FUS	583	100	2005	583	72,770
TOTALS	4,126			3,680	459,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,680	99.7785	138.69	510,379	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2009 Heated Area: 3262 HX Base Yr 2009



95030 BUCKEYE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		459,341
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		582,386
SOH/AGL Deduction		322,801
ASSESSED VALUE		259,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,174
TOTAL JUST VALUE		582,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10088	H/AC	0	08/01/2005
E0515217	NEW CONSTR	0	06/01/2005
P0509452	NEW CONSTR	0	05/01/2005
C15064	CO ISSUED	280,000	04/01/2005
R07514	REPAIR/RRF	5,000	04/01/2005
B15064	NEW CONSTR	280,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1281	2/19/2017	QC	U	I	11	100
GRANTOR: JOINVILLE YVON & VICT						
GRANTEE: JOINVILLE YVON R &						
1404/1132	4/17/2006	WD	Q	I		473,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOINVILLE YVON & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W16 D3 R3 S11 E13N14 $ S14 W13 N11 L3 U3 W9 D3 L3 S67 E15 FOP=[YR=2005] E7 FGR=[YR=2005] S2 E19 N1E9 N22 W28 S21 $ N6 W7 S6 $ N6E7 N15 E28 N49 $ PTR= E10 FUS=[YR=2005] E22 S32 W15 N7 W1 N12 W6 N13$ W10$.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/09/2026 BY SYS