LOT 14
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

HUNT JAMES RUSSELL JR & SABINE
96032 INLET COVE COURT
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0014-0000

BUILDING CHARACTERISTICS

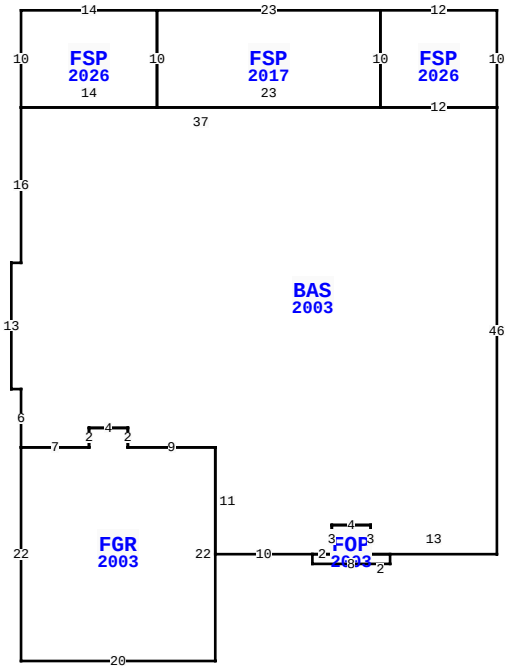
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100	2003	2,027	231,818
FGR	448	55	2003	246	28,134
FOP	20	30	2003	6	686
FSP	230	40	2017	92	10,522
FSP	120	40	2026	48	5,490
FSP	140	40	2026	56	6,404
TOTALS	2,985			2,475	283,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	92.4480	128.50	318,038	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2025 Heated Area: 2027 HX Base Yr



96032 INLET COVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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		283,054
TOTAL MARKET OB/XF VALUE		78,175
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		446,229
SOH/AGL Deduction		0
ASSESSED VALUE		446,229
TOTAL EXEMPTION VALUE	13	446,229
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		446,229
NCON VALUE		75,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014217	SCREEN ENCLOSURE	26,000	12/30/2024
SP240012564	INGROUND POOL	80,000	11/07/2024
B0210482	NEW CONSTR	142,211	11/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1137	8/22/2023	WD	Q	I	01	436,800
GRANTOR: BOLYARD RENEE Y & JOH						
GRANTEE: HUNT JAMES RUSSELL						
1172/0578	9/17/2003	WD	U	I	07	100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: BOLYARD RENEE Y & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W12 W37 S16 W1 S13 E1 S6 E7 N2 E4 S2 E9 S11 E10 E2 N3 E4 S3 E13 N46 $
FGR=[YR=2003;ORIG=-49,35] S22 E20 N22 W9 N2 W4 S2 W7 $
FSP=[YR=2017;ORIG=-12,0] N10 W23 S10 E23 $
FOP=[YR=2003;ORIG=-19,46] S1 E8 N1 W2 N3 W4 S3 W2 $
FSP=[YR=2026;ORIG=-49,-10] E14 S10 W14 N10 $
FSP=[YR=2026;ORIG=-12,-10] E12 S10 W12 N10 $
.

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	2003	2003	3	85	2,975	
3	0912	SCRN RM G	0	100	0	0	1,200.00	SF	21.00	21.00	100	2026	2025		100	25,200	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 78,175

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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS