

PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2211/470
BEING ONLY PT LYING N OF

HARDY RICHARD B & REBECCA J
95722 TYSON RD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2021	2,279	328,551
FCP	240	25	2021	60	8,650
FOP	48	30	2021	14	2,018
FOP	168	30	2021	50	7,208
FOP	178	30	2021	53	7,641
FOP	288	30	2021	86	12,398
FUS	640	100	2021	640	92,265
STR	36	10	2021	4	576
STR	40	10	2021	4	576
STR	50	10	2021	5	721
TOTALS	4,011			3,215	463,489

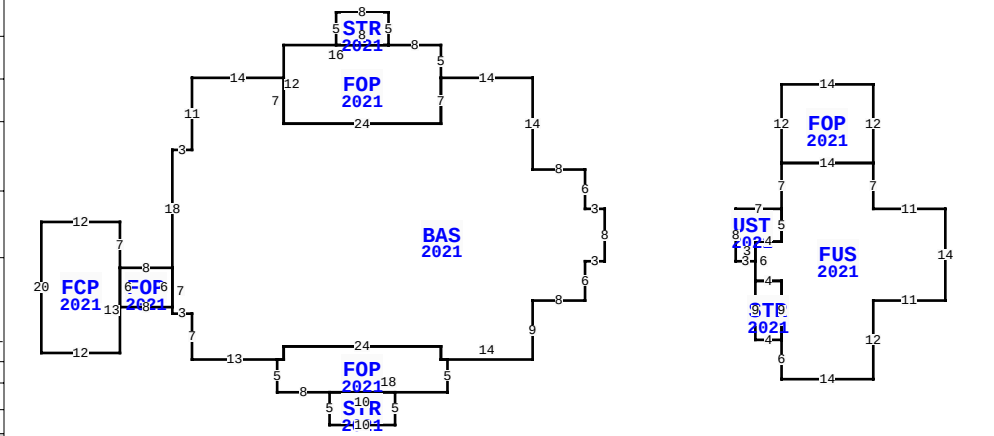
EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1975	1975	3	20	864	
2	0511	GARAGE CB-	0 100	22	26	572.00	SF	40.00	40.00	100	1976	1976	3	25	5,720	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
6	0300	BOAT DCK W	0 100	0	0	1,588.00	SF	40.00	40.00	100	2025	2024		98	62,250	
7	0323	BOAT LFT H	0 100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		97	2,425	

LAND DESCRIPTION			TOTAL OB/XF 73,239													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH	100		OR	0.00	0.00	4.42	AC		1.00	1.00	1.00	150,000.00	150,000.00
2	009400	C	RIGHT-OF-WAY	100		OR	30.00	237.42	0.16	AC		1.00	1.00	1.00	100.00	100.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,215	105.2940	146.36	470,547	2021	2021	0	0	98.50
1 SNGL FAM			100% - 2022	Heated Area: 2919			HX Base Yr 2022			



** This building has 11 Sub-Areas

95722 TYSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			463,489	
TOTAL MARKET OB/XF VALUE			73,239	
TOTAL LAND VALUE - MARKET			662,491	
TOTAL MARKET VALUE			1,199,219	
SOH/AGL Deduction			450,995	
ASSESSED VALUE			748,224	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			696,813	
TOTAL JUST VALUE			1,199,219	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,194,360	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004595	DETACHED GARAGE (	90,722	04/29/2026
C2001018	CO ISSUED	0	03/18/2021
B2001018	NEW CONSTR	365,039	02/01/2020
19003571	DEMOLITION	0	04/01/2019
R13104	RE-ROOF	3,000	08/01/2012
B007706	NEW CONSTR	0	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/0470	7/13/2018	WD	Q	I	01	380,000
GRANTOR: BOYETT BETTY B						
GRANTEE: HARDY RICHARD B & R						
0064/0321	1/01/1966	WD	U	I		14,500
GRANTOR: MULLIS F F & LINDA L						
GRANTEE: BOYETT WILLIS A & B						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2021;ORIG=0,0] W3 N6 W8 N14 W14 S7 W24 N7 W14 S11 W3 S18 S7 E3 S7 E13 E1 N2 E24 S2 E14 N9 E8 N6 E3 N8 \$						
FUS=[YR=2021;ORIG=27,0] N7 E14 S7 E11 S14 W11 S12 W14 N6 N9 W4 N6 E4 N5 \$						
FOP=[YR=2021;ORIG=-25,-20] N5 W8 W16 S12 E24 N7 \$						
FCP=[YR=2021;ORIG=-74,9] N7 W12 S20 E12 N13 \$						
FOP=[YR=2021;ORIG=-50,23] S5 E8 E18 N5 W1 N2 W24 S2 W1 \$						
FOP=[YR=2021;ORIG=27,-7] N12 E14 S12 W14 \$						
STR=[YR=2021;ORIG=-42,28] S5 E10 N5 W10 \$						
FOP=[YR=2021;ORIG=-66,9] W8 S6 E8 N6 \$						
UST=[YR=2021;ORIG=20,0] E7 S5 W4 S3 W3 N8 \$						
STR=[YR=2021;ORIG=-33,-25] N5 W8 S5 E8 \$						