

FOSSA JAMES F & APRIL J
96079 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

HARDIE BRD 100 IRREGULAR 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

130512140304
STAND SEAM 100 DRYWALL 100 HARDWOOD 50 CARPET 50 CENTRAL 100 AIR DUCTED 100
2 100 2 100 WOOD FRAME 100
1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100MKT AREA 044024.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,91910020201,919490,672
DCK290102020297,415
FGR50655202027871,082
FOP2563020207719,688
STR121020201256
STR161020202512

TOTALS2,9992,306589,625

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICELAND VALUENOTES

30500FP-PRE FAB010001.00UT3,500.003,500.00100202020203983,430

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

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

0500112,306157.1724260.91601,65820202020002.0098.00

Heated Area: 1919 HX Base Yr 2021

SITE PLAN

Floor plan showing building footprint with labels: BAS 2020, STR 2020, DCK 2020, FOP 2020, FGR 2020.

VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 589,625
TOTAL MARKET OB/XF VALUE 3,430
TOTAL MARKET VALUE 165,000
TOTAL LAND VALUE - MARKET 758,055
SOH/AGL Deduction 440,285
ASSESSED VALUE 317,770
TOTAL EXEMPTION VALUE HX HB VX 56,411
BASE TAXABLE VALUE 261,359
TOTAL JUST VALUE 758,055
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 716,149

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2324/182512/09/2019WDQV0274,000

GRANTOR: MCALEAR DAVID J & JUD GRantee: FOSSA JAMES F & APR 1852/13114/24/2013WDUV1234,000 GRANTOR: EVERBANK GRantee: MCALEAR DAVID J & J

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2020] W17 STR=[YR=2020] N2 W8 S2 E8\$ W12
BAS=[YR=2020] W26 S39 FGR=[YR=2020] S22 E23 N12
FOP=[YR=2020] E13 STR=[YR=2020] S2 E6 N2 W6\$ E19 N8 W32 S8\$
N10 W23\$ E23 S2 E32 N31 W29 N10\$ S10 E29 N10\$.