LOTS 11 12 & 13
OR 2647/1537 & OR 139/180
BUENA VISTA PB 5/19

ADAMS EMMA G L/E/
774 ADAMS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0150-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

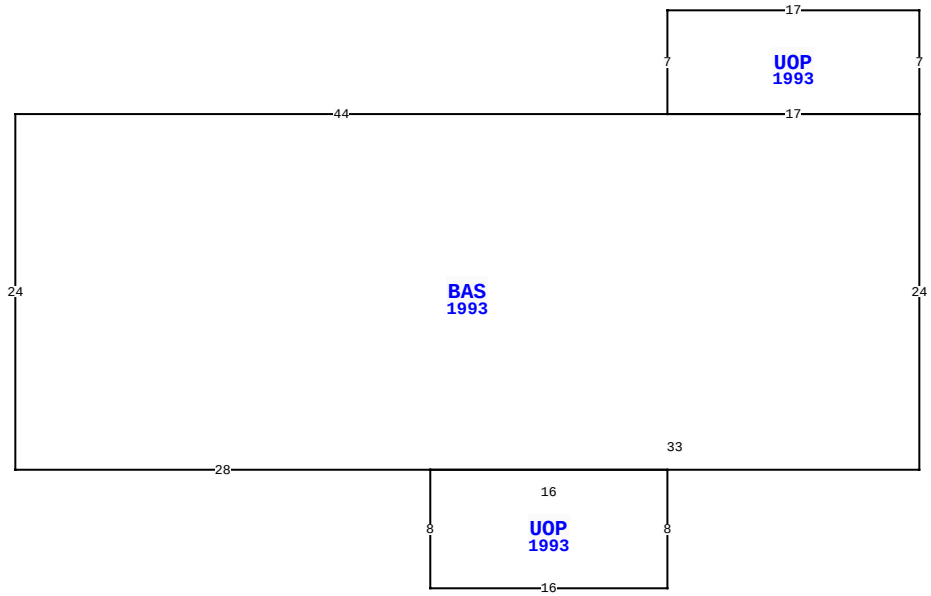
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	29,119
UOP	119	25	30	597
UOP	128	25	32	637
TOTALS	1,711		1,526	30,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,526	102.0000	66.30	101,174	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1464 HX Base Yr



774 ADAMS RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		38,128
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		192,600
TOTAL MARKET VALUE		231,208
SOH/AGL Deduction		145,341
ASSESSED VALUE		85,867
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		30,867
TOTAL JUST VALUE		231,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1537	6/13/2023	QC	U	I	11	100
GRANTOR: ADAMS EMMA G						
GRANTEE: ADAMS JOHNNY C JR						
0457/0455	6/01/1985	WD	U	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W17 S7 BAS=[YR=1993] W44 S24 E28 UOP=[YR=1993] S8 E16 N8 W16$ E33 N24 W17$ E17 N7$.

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	0940	SHEDS/PORT	0	100	0	0	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	000102	C	SFR/MH	100		RS-2	321.00	140.00	321.00	FF		1.00	1.00	0.50	1,200.00	600.00	192,600							

REVIEW DATE 05/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 192,600 Market: 0 Agricultural: 0 Common: 192,600 PRINTED 08/02/2023 BY SYS

LOTS 11 12 & 13
OR 2647/1537 & OR 139/180
BUENA VISTA PB 5/19

ADAMS EMMA G L/E/
774 ADAMS RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0150-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

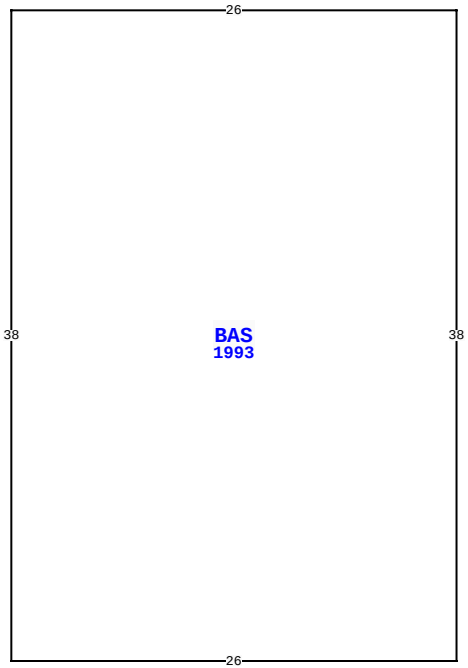
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	7,776
TOTALS	988		988	7,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	988	65.6040	15.74	15,551	1977	1977	0	0	0	50.00	50.00

2 BARNS – 100% - 0 Heated Area: 988 HX Base Yr



774 ADAMS RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTEE: ADAMS JOHNNY C JR						
0457/0455	6/01/1985	WD	U	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S38 E26 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 192,600 Market: 0 Agricultural: 0 Common: 192,600 PRINTED 08/02/2023 BY SYS