LOT 31 IN OR 833/60
EGANS BLUFF NORTH PB 5/272

LEE DAVID K
1706 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0031-0000

BUILDING CHARACTERISTICS

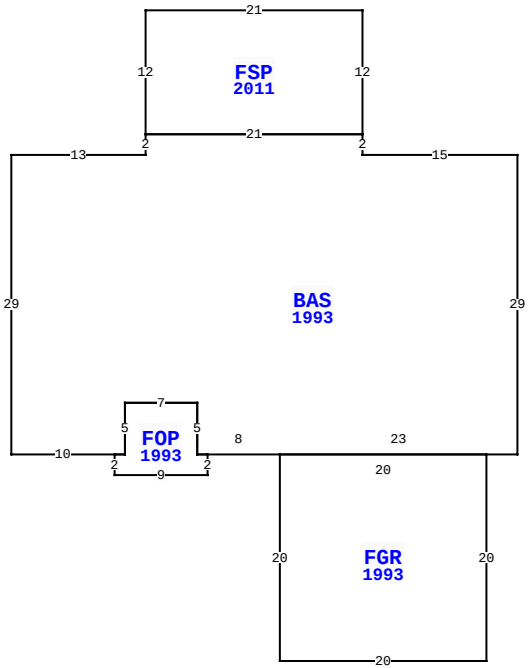
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	193,626
FGR	400	55	220	29,830
FOP	53	30	16	2,169
FSP	252	40	101	13,695
TOTALS	2,133		1,765	239,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	130.6400	155.14	273,822	1991	1996	0	0	0	12.60	87.40

1 SNGL FAM – 100% - 1999 Heated Area: 1428 HX Base Yr 1999



1706 DELOREAN CT, 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		239,320
TOTAL MARKET OB/XF VALUE		2,343
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		421,663
SOH/AGL Deduction		290,186
ASSESSED VALUE		131,477
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,477
TOTAL JUST VALUE		421,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7185	NEW CONSTR	49,997	04/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/0060	5/07/1998	QC	U	I	06	100
GRANTOR: LEE JANE D						
GRANTEE: LEE DAVID K						
0630/0233	7/02/1991	WD	U	V		25,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: LEE DAVID & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15N2FSP=[YR=2011] N12W21 S12 E21$ W21 S2 W13 S29 E10 FOP=[YR=1993] S2 E9 N2 W1 N5 W7 S5 W1$ E1 N5 E7 S5 E8 FGR=[YR=1993] S20 E20 N20 W20$ E23 N29$.

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	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	1991	1991	3	64	2,343	

LAND DESCRIPTION

TOTAL OB/XF 2,343

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	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/25/2017 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS