BLOCK 1 LOT 6
IN OR 322 PG 400
GROVE PARK SUB

NISSEN GREGORY C SR & ANITA
691 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

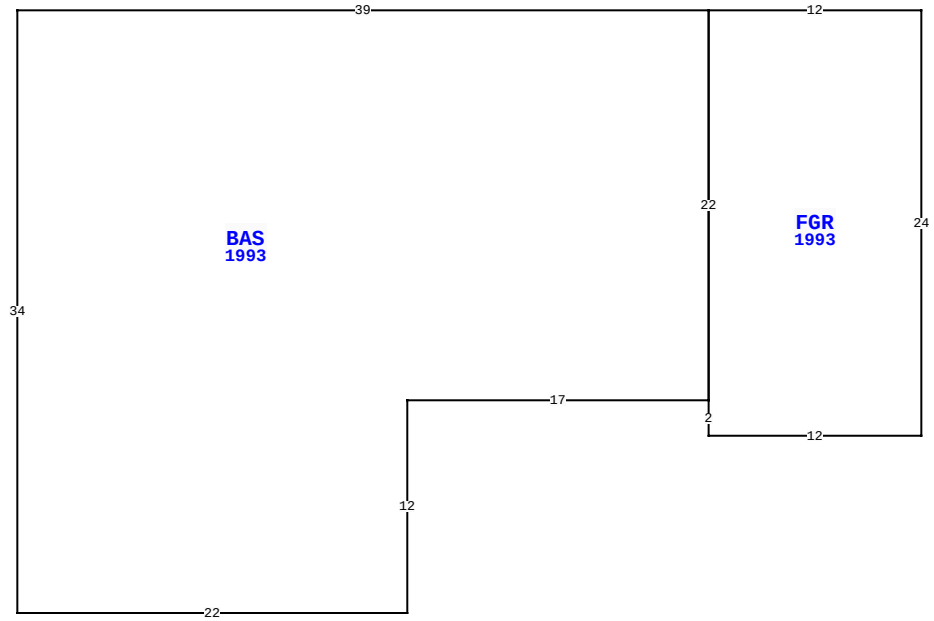
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1,122	141,404
FGR	288	55	158	19,912
TOTALS	1,410		1,280	161,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,280	151.0735	179.40	229,632	1980	1980	0	0	0	29.75	70.25

1 SNGL FAM – 100% - 1987 Heated Area: 1122 HX Base Yr 1987



691 GROVE PARK CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		161,316
TOTAL MARKET OB/XF VALUE		6,984
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		268,300
SOH/AGL Deduction		163,971
ASSESSED VALUE		104,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,329
TOTAL JUST VALUE		268,300
NCON VALUE		1,701
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225902	WINDOW	1,710	04/01/2012
B17489	ADDITION	11,941	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0322/0400	9/01/1980	WD	Q	I		39,900
GRANTOR:						
GRANTEE:						
0315/0281	5/01/1980	WD	Q	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S34 E22 N12 E17 FGR=[YR=1993] S2 E12 N24 W12 S22 $ N22$.

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	0810	CONCRETE A	0	100	0	0	453.00	SF	6.50	6.50	100	1980	1980	3	35	1,031	
2	0812	CONCRETE C	0	100	0	0	1,217.00	SF	4.00	4.00	100	1998	1998	3	77	3,748	
3	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2002	2002	3	21	504	
4	0756	FEP	0	100	15	12	180.00	SF	27.00	27.00	100	2007	2007	3	35	1,701	

LAND DESCRIPTION

TOTAL OB/XF 6,984

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS