BLOCK 2 LOT 1
IN OR 1234/403
GROVE PARK SUB PB 4/52 & 53

PHILLIPP ROBERT
792 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0010

BUILDING CHARACTERISTICS

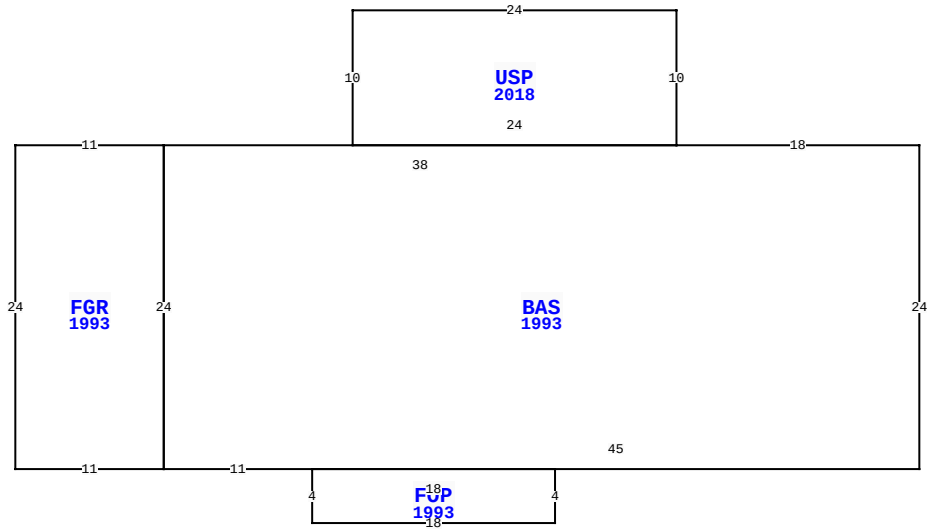
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,344	100	1,344	176,218
FGR	264	55	145	19,011
FOP	72	30	22	2,885
USP	240	30	72	9,441
TOTALS	1,920		1,583	207,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,583	134.2422	159.41	252,346	1975	1980	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 2006 Heated Area: 1344 HX Base Yr 2006



792 GROVE PARK CIR, 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		207,555
TOTAL MARKET OB/XF VALUE		1,927
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		309,482
SOH/AGL Deduction		196,445
ASSESSED VALUE		113,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,037
TOTAL JUST VALUE		309,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0403	5/28/2004	CT	U	I	14	128,000
GRANTOR: CLERK OF COURT						
GRANTEE: PHILLIPP ROBERT						
0946/1479	8/24/2000	WD	U	I		113,000
GRANTOR: STIVERS VAN H						
GRANTEE: COLE RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2018] N10 W24 S10 E24$ W38
FGR=[YR=1993] W11 S24 E11 N24$ S24 E11 FOP=[YR=1993] S4 E18
N4 W18$ E45 N24$.

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	396.00	SF	6.50	6.50	100	1980	1980	3	35	901	
2	0811	CONCRETE B	0	100	0	0	306.00	SF	5.20	5.20	100	1983	1983	3	44	700	
3	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1983	1983	3	44	326	

LAND DESCRIPTION

TOTAL OB/XF 1,927

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 01/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS