BLOCK 2 LOT 4
IN OR 583 PG 236
GROVE PARK SUB PB 4/52 & 53

COPE DAVID L
768 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

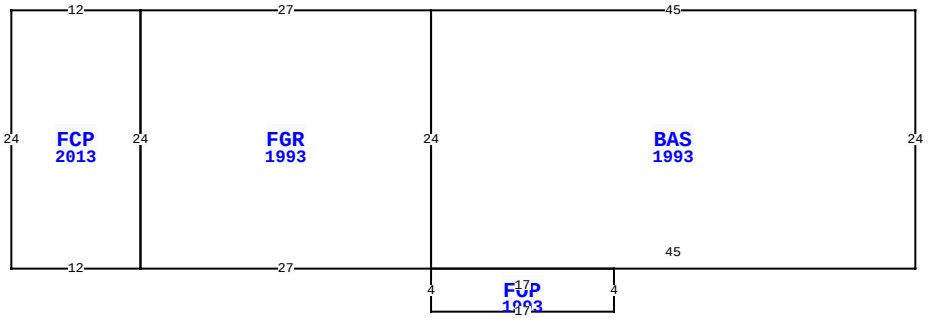
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	146,632
FCP	288	25	72	9,775
FGR	648	55	356	48,334
FOP	68	30	20	2,715
TOTALS	2,084		1,528	207,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,528	139.0097	165.07	252,227	1975	1980	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 1990 Heated Area: 1080 HX Base Yr 1990



768 GROVE PARK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		207,457
TOTAL MARKET OB/XF VALUE		10,845
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		318,302
SOH/AGL Deduction		214,563
ASSESSED VALUE		103,739
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,739
TOTAL JUST VALUE		318,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23650	GARAGE	22,482	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0583/0236	11/07/1989	WD	Q	I		54,900
GRANTOR: BROWN WM & GEORGINA						
GRANTEE: COPE DAVID L						
0202/0521		WD	Q	I		26,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 FGR=[YR=1993] W27 FCP=[YR=2013] W12 S24 E12 N24$ S24 E27 N24$ S24 FOP=[YR=1993] S4 E17 N4 W17$ 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	0812	CONCRETE C	0	100	0	0	1,360.00	SF	4.00	4.00	100	1984	1984	3	47	2,557	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	1984	1984	3	47	247	
4	0752	USP	0	100	18	10	180.00	SF	15.00	15.00	100	2000	2000	3	29	783	
5	2703	QUONSET AB	0	100	24	24	576.00	SF	18.00	18.00	100	2011	2011	3	70	7,258	

LAND DESCRIPTION

TOTAL OB/XF 10,845

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