BLOCK 2 LOT 6
IN OR 2159/264
GROVE PARK REPLAT PB 4/81

HUFFAKER CAROL
694 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0060

NASSAU COUNTY PROPERTY

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

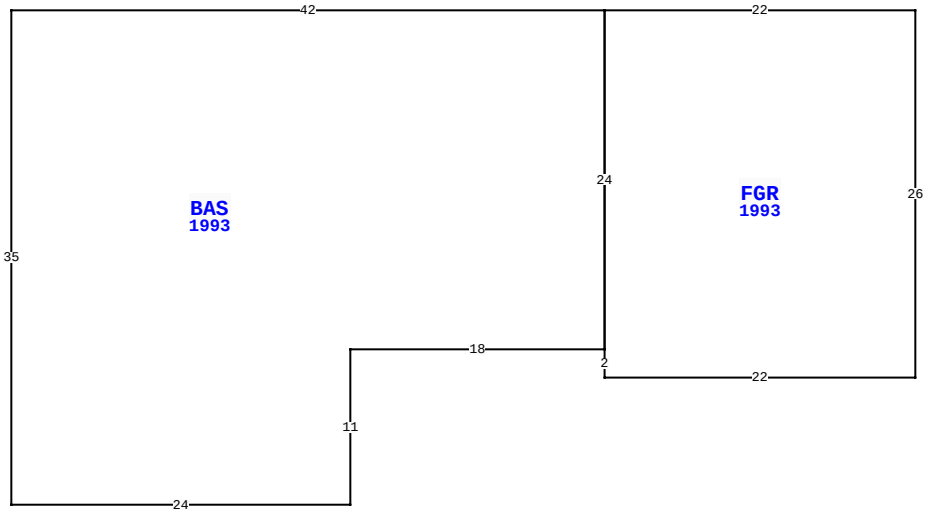
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	180,972
FGR	572	55	315	44,816
TOTALS	1,844		1,587	225,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,587	134.2422	159.41	252,984	1980	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2018 Heated Area: 1272 HX Base Yr 2018



694 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		225,788
TOTAL MARKET OB/XF VALUE		11,773
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		337,561
SOH/AGL Deduction		145,935
ASSESSED VALUE		191,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,626
TOTAL JUST VALUE		337,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M994013	H/AC	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/0264	11/21/2017	SW	Q	I	02	240,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HUFFAKER CAROL						
2095/1677	1/23/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S35 E24 N11 E18 FGR=[YR=1993] S2 E22 N26 W22 S24 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1980	1980	3	35	1,354	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1982	1982	3	20	8,704	

LAND DESCRIPTION

TOTAL OB/XF 11,773

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 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS