BLOCK 2 LOT 7
IN OR 1102/24
GROVE PARK REPLAT PB 4/81

PETERS GEORGE M & NAOMI T
690 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0070

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		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

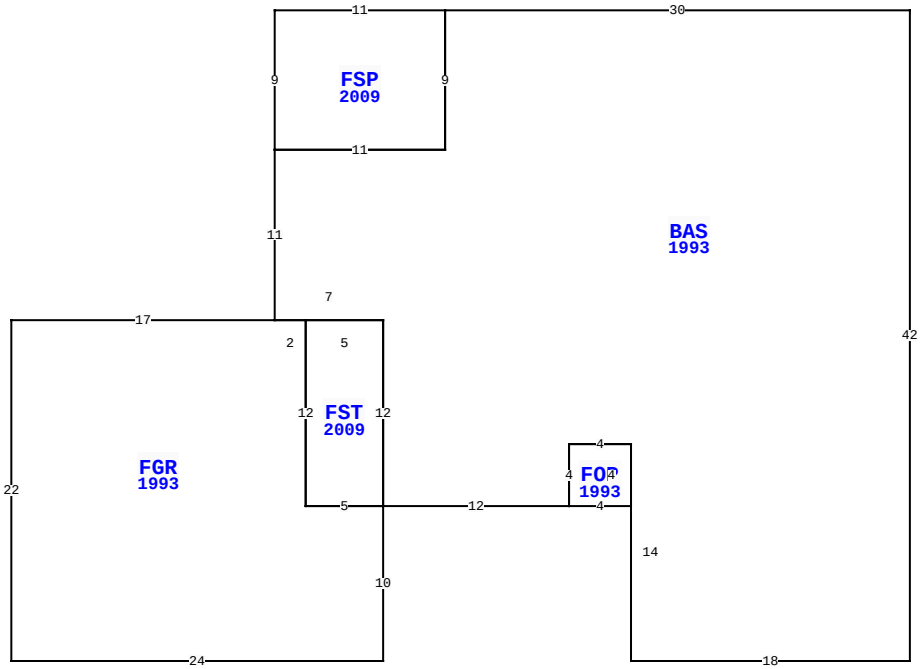
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1,293	175,325
FGR	468	55	257	34,848
FOP	16	30	5	678
FSP	99	40	40	5,424
FST	60	55	33	4,475
TOTALS	1,936		1,628	220,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,628	136.7514	162.39	264,371	1981	1985	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 1293 HX Base Yr 2003



690 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		220,750
TOTAL MARKET OB/XF VALUE		4,161
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		324,911
SOH/AGL Deduction		206,207
ASSESSED VALUE		118,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,704
TOTAL JUST VALUE		324,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0024	12/19/2002	WD	Q	I		116,600
GRANTOR: PETERS RONALD H						
GRANTEE: PETERS GEORGE & NAO						
0993/1423	6/22/2001	WD	Q	I		123,500
GRANTOR: DUNPHY JAMES P & BONN						
GRANTEE: PETERS RONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=2009] W11 S9 E11 N9$ S9 W11 S11FGR=[YR=1993] W17S22 E24 N10 FST=[YR=2009] N12 W5 S12 E5$ W5 N12 W2$ E7 S12 E12 FOP=[YR=1993] E4 N4 W4 S4$ N4 E4 S14E18 N42$.

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	1981	1981	3	51.5	1,803	
2	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	1981	1981	3	38	1,067	
3	0811	CONCRETE B	0	100	0	0	300.00	SF	5.20	5.20	100	1983	1983	3	44	686	
4	0810	CONCRETE A	0	100	0	0	114.00	SF	6.50	6.50	100	1983	1983	3	44	326	
5	0810	CONCRETE A	0	100	15	13	195.00	SF	3.25	3.25	100	1983	1983	3	44	279	

LAND DESCRIPTION

TOTAL OB/XF 4,161

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