BLOCK 2 LOT 14
GROVE PARK REPLAT PB 4/81

SZEWCZYK JOSEPH P/SMITH TAMMY LYNN
655 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0270-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

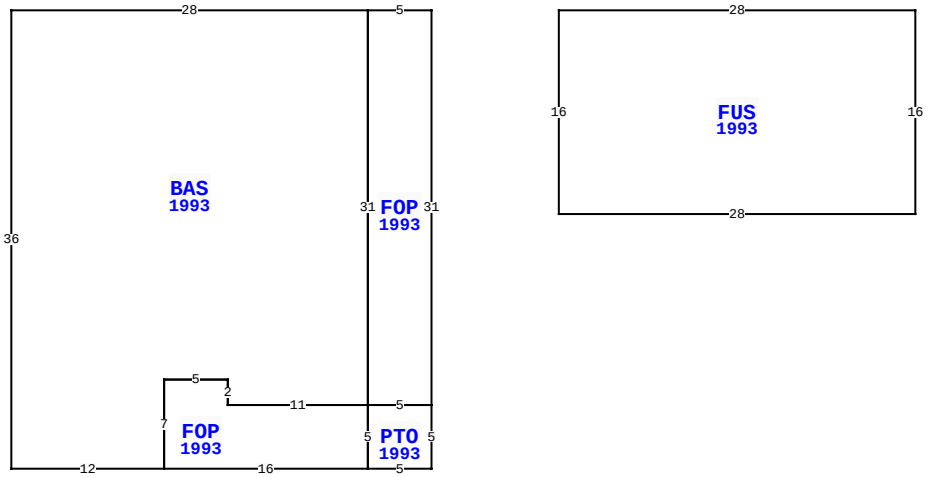
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100	918	143,527
FOP	90	30	27	4,222
FOP	155	30	46	7,192
FUS	448	100	448	70,044
PTO	25	5	1	157
TOTALS	1,636		1,440	225,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,440	147.1080	174.69	251,554	1981	2000	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 1366 HX Base Yr 2020



655 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		225,141
TOTAL MARKET OB/XF VALUE		5,645
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		330,786
SOH/AGL Deduction		128,387
ASSESSED VALUE		202,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,399
TOTAL JUST VALUE		330,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/1337	8/30/2019	WD	Q	I	01	265,000
GRANTOR: THOMPSON DEBORAH						
GRANTEE: SZEWCZYK JOSEPH P &						
2196/1263	5/15/2018	WD	Q	I	01	249,900
GRANTOR: MORRIS RODNEY G & SUS						
GRANTEE: THOMPSON DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 BAS=[YR=1993] W28 S36 E12 FOP=[YR=1993] E16 PTO=[YR=1993] E5N5W5S5$ N5 W11 N2 W5 S7$ N7 E5 S2 E11 N31$ S31 E5 N31$ PTR=E10 FUS=[YR=1993] E28 S16 W28 N16$ W10$.

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	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	1990	1990	3	62	2,996	
3	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2004	2004	3	24	576	
4	1076	TRELLIS A	0	100	10	9	90.00	SF	7.50	7.50	100	2004	2004	3	40	270	

LAND DESCRIPTION

TOTAL OB/XF 5,645

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