BLOCK 3 LOT 7
IN OR 2069/177
GROVE PARK REPLAT PB 4/81

HICKS JAMES B & HEATHER M
671 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0270-0003-0070**

## 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 | 11 | CLAY TILE 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 |

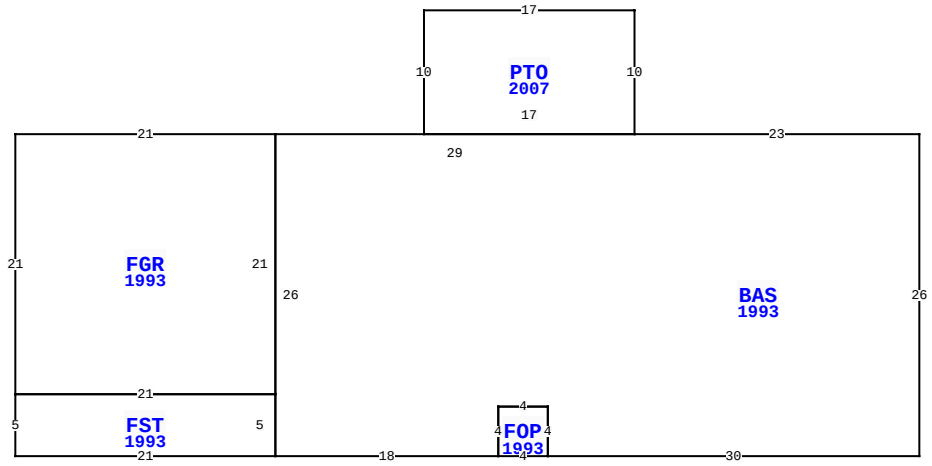
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,336 | 100 | 1,336 | 214,656 |
| FGR | 441 | 55 | 243 | 39,043 |
| FOP | 16 | 30 | 5 | 803 |
| FST | 105 | 55 | 58 | 9,319 |
| PTO | 170 | 5 | 8 | 1,286 |
| TOTALS | 2,068 | | 1,650 | 265,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 1,650 | 153.7500 | 182.58 | 301,257 | 1980 | 1997 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 2017 Heated Area: 1336 HX Base Yr 2017




671 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 | | 265,106 |
| TOTAL MARKET OB/XF VALUE | | 4,843 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 369,949 |
| SOH/AGL Deduction | | 212,983 |
| ASSESSED VALUE | | 156,966 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 106,966 |
| TOTAL JUST VALUE | | 369,949 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,248 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2069/0177 | 8/30/2016 | WD | Q | I | 01 | 213,000 |
| GRANTOR: ARNOLD JEROME IV & AS | | | | | | |
| GRANTEE: HICKS JAMES B & HEA | | | | | | |
| 1736/1958 | 5/03/2011 | WD | Q | I | 01 | 127,000 |
| GRANTOR: MILES DEBRA KAY | | | | | | |
| GRANTEE: ARNOLD JEROME IV & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W23 PTO=[YR=2007] N10 W17 S10 E17$ W29
FGR=[YR=1993] W21 S21 FST=[YR=1993] S5 E21 N5W21$ E21N21$ S26
E18 FOP=[YR=1993] E4 N4 W4S4$ N4 E4 S4 E30 N26$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 843.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 35 | 1,534 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 46 | 3 | 138.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 314 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 19 | 3 | 57.00 | SF | 11.75 | 11.75 | 100 | 2003 | 2003 | 3 | 40 | 268 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 11 | 176.00 | SF | 21.30 | 21.30 | 100 | 2005 | 2005 | 3 | 27 | 1,012 | |
| 5 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 49 | 1,715 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,843

| 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