

LOT 65
IN OR 2070/130
ISLAND GROVE PHASE 1 PB 5/44

ROSE DANIEL & SYLVIA
2112 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	153,765
FGR	312	55	172	24,219
FOP	56	30	17	2,394
FSP	120	40	48	6,759

TOTALS	1,580		1,329	187,137
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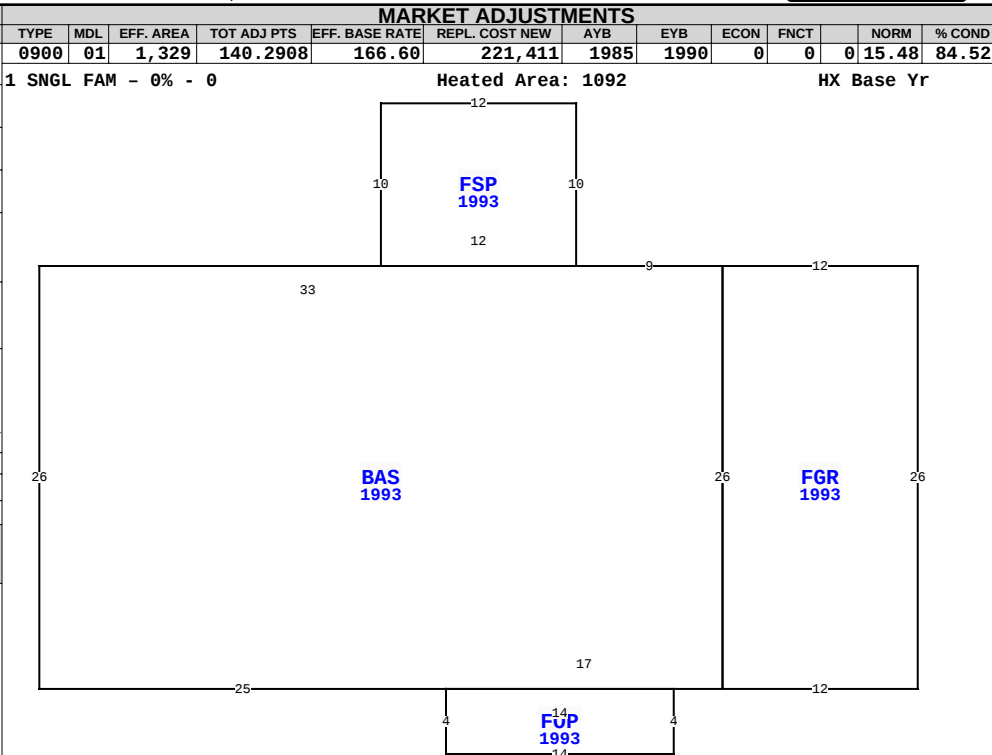
EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	49.5	193	
2	0810	CONCRETE A	0	0	56	9	504.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,622	
4	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1994	1994	3	70	2,275	
5	0510	GARAGE WD-	0	0	0	0	469.00	SF	43.75	43.75	100	1997	1997	3	26	5,335	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 01/18/2018 BY DJX



2112 SEA ISLAND CT, FERNANDINA BEACH

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF 9,425

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		187,137
TOTAL MARKET OB/XF VALUE		9,425
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		306,562
SOH/AGL Deduction		52,062
ASSESSED VALUE		254,500
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		254,500
TOTAL JUST VALUE		306,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603506	XFOB	6,520	12/01/1996
M951207	H/AC	0	06/01/1995
B2594	NEW CONSTR	26,250	03/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0130	9/07/2016	WD	Q	I	01	202,000

GRANTOR: ADAMS ROBERT E & KATH
GRANTEE: ROSE DANIEL & SYLVI
0529/0072 10/16/1987 WD Q I 60,500
GRANTOR: RUZICKA LAWRENCE & C
GRANTEE: ADAMS ROBERT & KATH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W9 FSP=[YR=1993] N10 W12 S10
E12 \$ W33 S26 E25 FOP=[YR=1993] S4 E14 N4 W14 \$ E17 N26 \$ S26
E12 N26 \$.

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