

LOT 17
IN OR 695 PG 815
ISLAND BLUFF SUB PB 5/92

GRABLE AARON J
1744 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
NEIGHBORHOOD/LOC	2009.00	

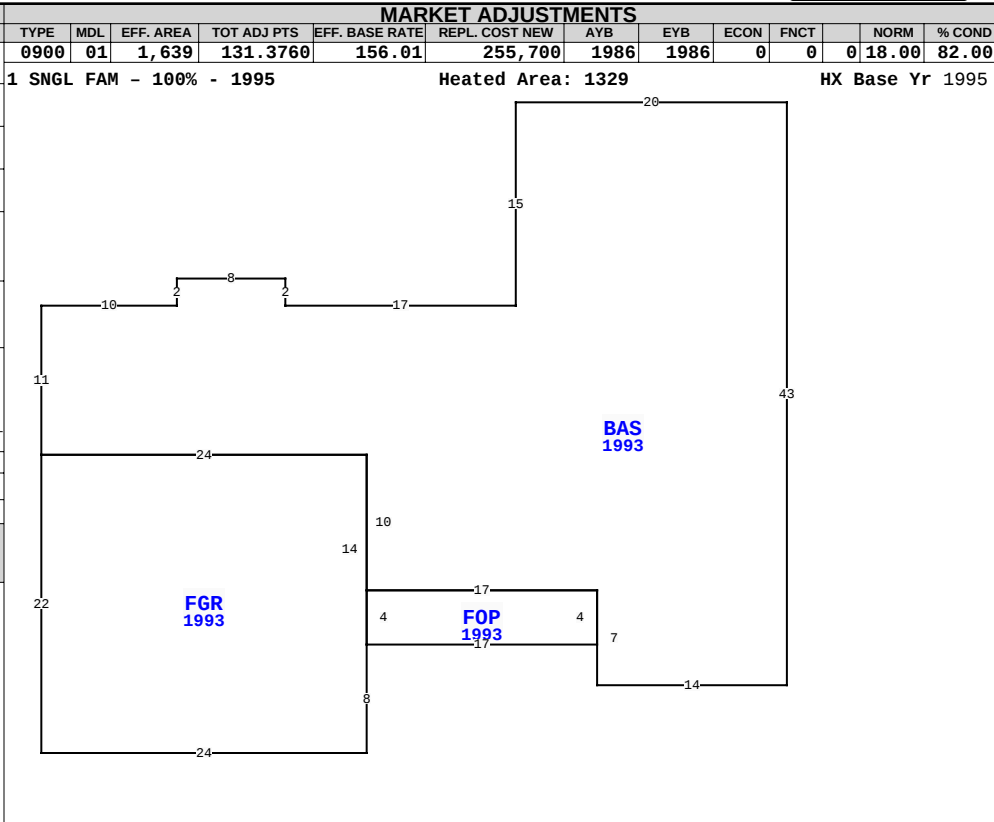
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	170,016
FGR	528	55	290	37,099
FOP	68	30	20	2,558

TOTALS	1,925	1,639	209,674
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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
1	0810	CONCRETE A	0 100	28	16	448.00	SF	6.50	6.50	100	1986
2	0811	CONCRETE B	0 100	23	3	69.00	SF	5.20	5.20	100	1986
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
4	0811	CONCRETE B	0 100	15	14	210.00	SF	5.20	5.20	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	UT	

REVIEW DATE	01/19/2018	BY	DJX
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
1744 PHEASANT LN, FERNANDINA BEACH											

TOTAL OB/XF											
4,439											

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	209,674		
TOTAL MARKET OB/XF VALUE	4,439		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	324,113		
SOH/AGL Deduction	226,556		
ASSESSED VALUE	97,557		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	47,557		
TOTAL JUST VALUE	324,113		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	337,094		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0695/0815	12/30/1993	WD	Q	I		75,300	
GRANTOR: STEWART KARYL L							
GRANTEE: GRABLE AARON J							
0487/0328	4/01/1986	WD	Q	I		68,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S15 W17 N2 W8 S2 W10 S11 FGR=[YR=1993] S22 E24 N8 FOP=[YR=1993] E17 N4 W17 S4 \$ N14 W24 \$ E24 S10 E17 S7 E14 N43 \$.											