LOT 31
ISLAND BLUFF SUB PB 5/92

LINDBECK CARTHY D & JOHN ROBERT
1714 PHEASANT LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

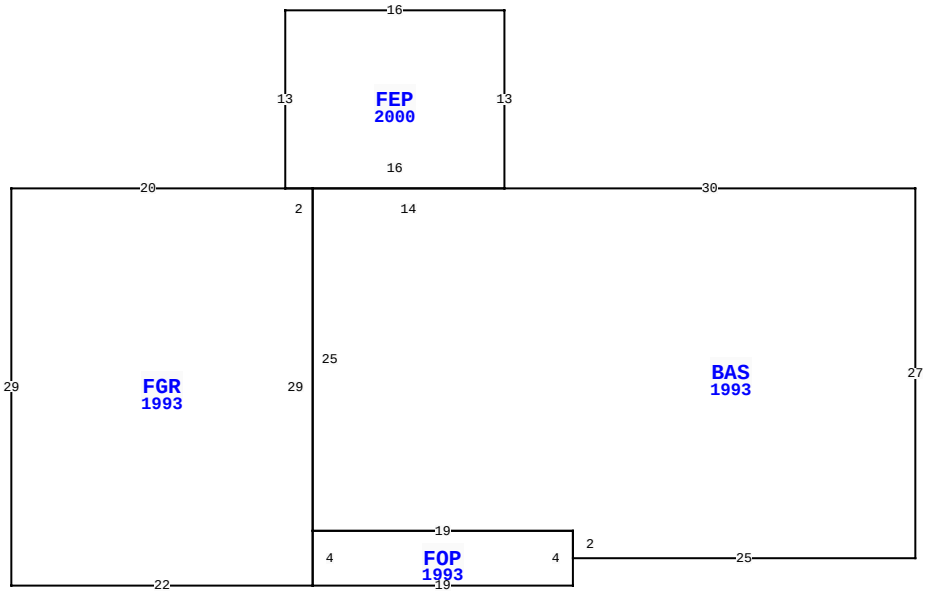
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	156,308
FEP	208	80	166	22,563
FGR	638	55	351	47,708
FOP	76	30	23	3,126
TOTALS	2,072		1,690	229,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,690	132.0200	156.77	264,941	1987	1995	0	0	0	13.30	86.70

1 SNGL FAM – 100% - 2023 Heated Area: 1150 HX Base Yr 2023



1714 PHEASANT LN, 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		229,704
TOTAL MARKET OB/XF VALUE		3,427
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		343,131
SOH/AGL Deduction		0
ASSESSED VALUE		343,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,131
TOTAL JUST VALUE		343,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000083	REMODEL	0	06/01/2000
4040	NEW CONSTR	39,440	04/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0649	9/20/2022	WD	Q	I	02	426,000
GRANTOR: ARSENAULT DONNA M & T						
GRANTEE: LINDBECK CATHY DORO						
1773/0630	1/09/2012	LE	U	I	30	100
GRANTOR: SCHWAGER DOROTHY B						
GRANTEE: WORTHINGTON BARRY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=2000] N13 W16 S13 FGR=[YR=1993] W20 S29 E22 FOP=[YR=1993] E19 N4 W19S4$ N29 W2$ E16$ W14 S25 E19 S2 E25 N27$.

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	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,777	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	54.5	266	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 3,427

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	0006	RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 01/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS