



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

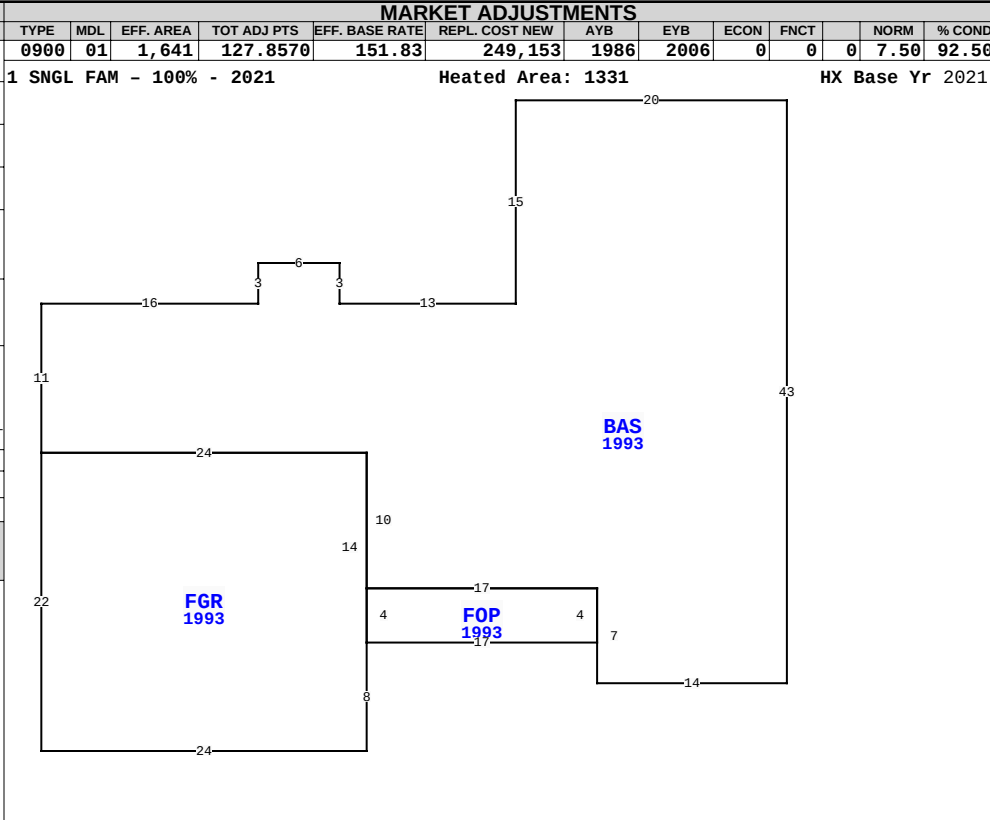
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100	1,331	186,930
FGR	528	55	290	40,729
FOP	68	30	20	2,809

TOTALS	1,927		1,641	230,467
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	40	16	640.00	SF	5.20	5.20
2	0811	CONCRETE B	0 100	23	3	69.00	SF	5.20	5.20
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0811	CONCRETE B	0 100	15	14	210.00	SF	5.20	5.20

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



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	40	16	640.00	SF	5.20	5.20
2	0811	CONCRETE B	0 100	23	3	69.00	SF	5.20	5.20
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0811	CONCRETE B	0 100	15	14	210.00	SF	5.20	5.20

1718 PHEASANT LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	230,467								
TOTAL MARKET OB/XF VALUE	4,656								
TOTAL LAND VALUE - MARKET	110,000								
TOTAL MARKET VALUE	345,123								
SOH/AGL Deduction	65,609								
ASSESSED VALUE	279,514								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	229,514								
TOTAL JUST VALUE	345,123								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	359,405								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0880	3/13/2020	TD	Q	I	02	303,500
GRANTOR: OLIVER THOMAS W III &						
GRANTEE: BRUNDAGE DANIEL & T						
1518/0188	8/08/2007	WD	U	I	01	100
GRANTOR: OLIVER THOMAS W III &						
GRANTEE: OLIVER THOMAS W III						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 S15 W13 N3 W6 S3 W16 S11 FGR=[YR=1993] S22 E24 N8 FOP=[YR=1993] E17 N4 W17 S4 \$ N14 W24 \$ E24 S10 E17 S7 E14 N43 \$.									