LOT 37
IN OR 2142/248
ISLAND BLUFF SUB PB 5/92

LOWE SUSAN M & THOMAS C
1739 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

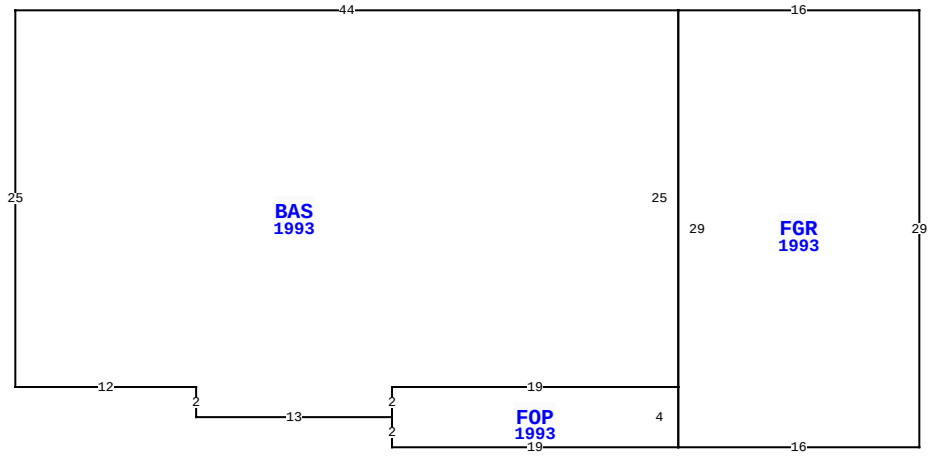
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,126	100	1,126	149,643
FGR	464	55	255	33,889
FOP	76	30	23	3,057
TOTALS	1,666		1,404	186,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,404	134.1912	159.35	223,727	1986	1986	0	0	0	16.60	83.40

1 SNGL FAM – 100% - 2014 Heated Area: 1126 HX Base Yr 2014



1739 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		186,588
TOTAL MARKET OB/XF VALUE		2,974
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		299,562
SOH/AGL Deduction		224,650
ASSESSED VALUE		74,912
TOTAL EXEMPTION VALUE	HX HB SX	74,912
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		299,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0248	7/26/2017	QC	U	I	11	85,500
GRANTOR: LOWE SUSAN M						
GRANTEE: LOWE THOMAS C & SUS						
0558/1293	12/15/1988	WD	Q	I		68,500
GRANTOR: GREIS JOHN K						
GRANTEE: LOWE THOMAS F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W44 S25 E12 S2 E13
FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 $ S29 E16 N29 $.

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	21	16	336.00	SF	6.50	6.50	100	1986	1986	3	52	1,136	
2	0811	CONCRETE B	0	100	35	16	560.00	SF	5.20	5.20	100	1986	1986	3	52	1,514	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	52	324	

LAND DESCRIPTION

TOTAL OB/XF 2,974

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	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