

LOT 40
IN OR 1884/1290
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0040-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	10	ABOVE AVG 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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	150,880
FGR	464	55	255	34,169
FOP	76	30	23	3,082
PTO	269	5	13	1,742
TOTALS	1.935		1.417	189,872

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,417	133.1148	158.07	223,985	1986	1990	0	0	0	15.23	84.77
1 SNGL FAM - 0% - 0												
Heated Area: 1126 HX Base Yr												
1727 PHEASANT LN, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
7	VALUATION BY						STANDARD
	Tax Group: 8			Tax Dist:			
	BUILDING MARKET VALUE						189,872
	TOTAL MARKET OB/XF VALUE						3,330
	TOTAL LAND VALUE - MARKET						110,000
	TOTAL MARKET VALUE						303,202
	SOH/AGL Deduction						53,616
	ASSESSED VALUE						249,586
	TOTAL EXEMPTION VALUE						0
	BASE TAXABLE VALUE						249,586
	TOTAL JUST VALUE						303,202
	NCON VALUE						0
	INCOME VALUE						
	PREVIOUS YEAR MKT VALUE						314,011

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
1	0810	CONCRETE A	0	0	27	3		81.00	SF 6.50	100	1986	1986	3	52
2	0810	CONCRETE A	0	0	45	9		405.00	SF 6.50	100	1986	1986	3	52
4	0810	CONCRETE A	0	0	30	8		240.00	SF 6.50	100	1990	1990	3	62
5	0940	SHEDS/PORT	0	0	12	10		120.00	SF 30.00	100	1990	1990	3	20

LAND DESCRIPTION										TOTAL OB/XF									
										3,330									
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
1	000100	C	SFR	0	0006	RS-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000		