LOT 41
ISLAND BLUFF SUB PB 5/92

THEM THAT TRUST/DAVIS DANNIE D TRUSTEE
P.O. BOX 15595
FERNANDINA BEACH, FL 32035

2023

00-00-30-031B-0041-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

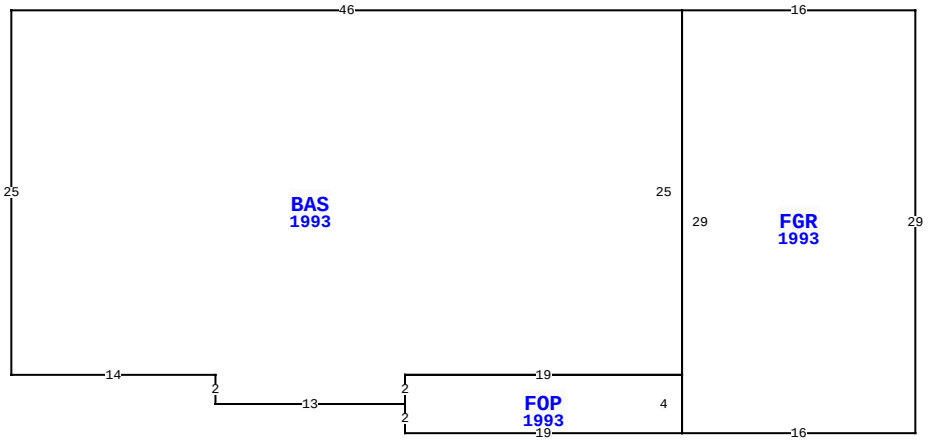
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	151,620
FGR	464	55	255	32,876
FOP	76	30	23	2,966
TOTALS	1,716		1,454	187,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,454	130.1800	154.59	224,774	1986	1986	0	0	0	16.60	83.40

1 SNGL FAM – 0% - 0 Heated Area: 1176 HX Base Yr



1725 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	187,462
TOTAL MARKET OB/XF VALUE	5,067
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	302,529
SOH/AGL Deduction	52,751
ASSESSED VALUE	249,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,778
TOTAL JUST VALUE	302,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1732	10/18/2019	WD	U	I	11	100
GRANTOR: DAVIS DANNIE D						
GRANTEE: THEM THAT TRUST						
2035/1966	3/16/2016	SW	U	I	12	118,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: DAVIS DANNIE D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W46 S25 E14 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	0811	CONCRETE B	0	0	34	4	136.00	SF	5.20	5.20	100	1986	1986	3	52	368	
2	0811	CONCRETE B	0	0	0	0	340.00	SF	5.20	5.20	100	1986	1986	3	52	919	
3	0855	CONC PAVER	0	0	0	0	200.00	SF	7.00	7.00	100	2014	2014	3	95	1,330	
4	0811	CONCRETE B	0	0	0	0	496.00	SF	5.20	5.20	100	2014	2014	3	95	2,450	

LAND DESCRIPTION

TOTAL OB/XF 5,067

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	0		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 09/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS