LOT 42
ISLAND BLUFF SUB PB 5/92

PELLETIER MICHAEL & CHRISTINA
1536 STEFAN COLE LN
APOPKA, FL 32703

2023

00-00-30-031B-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

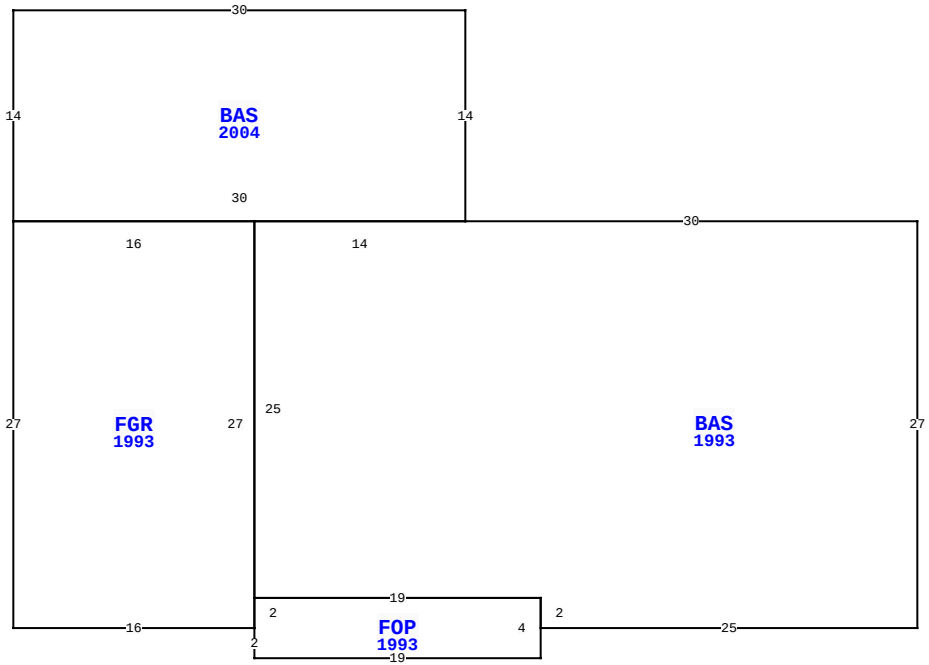
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	166,753
BAS	420	100	420	60,901
FGR	432	55	238	34,510
FOP	76	30	23	3,335
TOTALS	2,078		1,831	265,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,831	123.9700	147.21	269,542	1986	2016	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1570 HX Base Yr



1721 PHEASANT LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	265,499
TOTAL MARKET OB/XF VALUE	3,534
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	379,033
SOH/AGL Deduction	87,755
ASSESSED VALUE	291,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,278
TOTAL JUST VALUE	379,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R02-4221	REPAIR/RRF	2,780	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/161	5/18/2023	WD	Q	I	01	579,000
GRANTOR: RAINES JAN P						
GRANTEE: PELLETIER MICHAEL &						
2250/1627	1/18/2019	WD	Q	I	01	299,900
GRANTOR: SHERRILL JOSHUA R & H						
GRANTEE: RAINES JAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2004] N14 W30 S14 FGR=[YR=1993] S27 E16 FOP=[YR=1993] S2 E19 N4 W19 S2$ N27 W16$ E30$ 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	0	51	10	510.00	SF	6.50	6.50	100	1986	1986	3	52	1,724	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	1986	1986	3	52	274	
3	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	1986	1986	3	52	642	
4	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	2004	2004	3	86	894	

LAND DESCRIPTION

TOTAL OB/XF 3,534

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 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