PT OF LOTS 8 & 9
IN OR 2428/641
E O FRIEND SUB DB Z/165

BUNCH STEVEN R & SUSAN K
129 W PETERS ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0008-0110

BUILDING CHARACTERISTICS

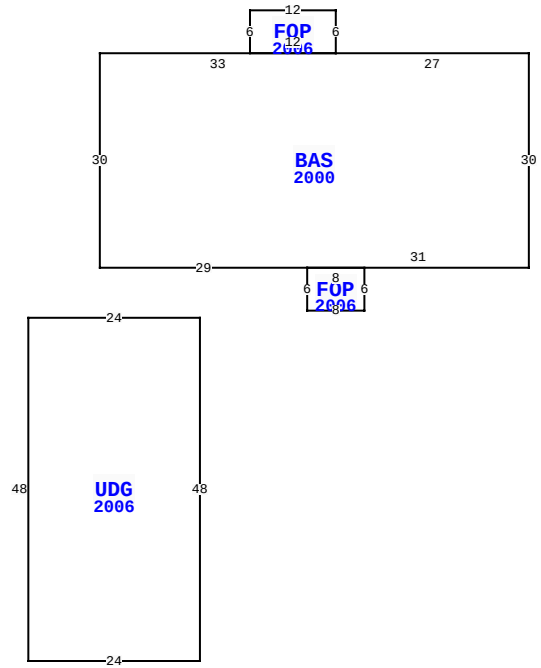
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	164,641
FOP	48	30	14	1,281
FOP	72	30	22	2,012
UDG	1,152	55	634	57,990
TOTALS	3,072		2,470	225,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,470	112.6080	101.63	251,026	2000	2002	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1800 HX Base Yr 2001



129 PETERS RD, 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		225,923
TOTAL MARKET OB/XF VALUE		11,069
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		331,992
SOH/AGL Deduction		116,588
ASSESSED VALUE		215,404
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,404
TOTAL JUST VALUE		331,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16235	ELEC OTHER	500	11/01/2005
R08617	REPAIR/RRF	3,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2428/0641	1/06/2021	QC	U	I	11	100
GRANTOR: BUNCH STEVEN R						
GRANTEE: BUNCH STEVEN R & SU						
0914/0194	1/05/2000	WD	U	V	01	100
GRANTOR: BUNCH STANLEY R & SHI						
GRANTEE: BUNCH STEVEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W27 FOP=[YR=2006] N6 W12 S6 E12$ W33 S30 E29 FOP=[YR=2006] S6 E8 N6 W8$ E31 N30$ PTR=W70S85 UDG=[YR=2006] N48 E24 S48 W24$ N85 E70$.

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	42	45	1,890.00	SF	6.50	6.50	100	2006	2006	3	88	10,811	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2006	2006	3	88	137	
3	1242	WD DECK A	0	100	7	3	21.00	SF	10.00	10.00	100	2006	2006	3	31	65	
4	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2006	2006	3	31	56	

LAND DESCRIPTION

TOTAL OB/XF 11,069

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	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 01/24/2018 BY DJ Total Acres: 1.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS