

PT OF W1/2 OF LOT 24
IN OR 989/172 2000 GENA DW
E O FRIEND SUB DB Z/165

COLUCCI ANTHONY J JR
P O BOX 17215
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0024-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	56,706
TOTALS	1,440		1,440	56,706

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	18	144.00	SF	30.00	30.00	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
5	1242	WD DECK A	0	0	16	10	160.00	SF	6.10	6.10	
6	0510	GARAGE WD-	0	0	19	19	361.00	SF	26.25	26.25	
7	0855	CONC PAVER	0	0	19	3	57.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	151.00	291.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,440	117.2000	82.04	118,138	2000	2000	0	0	52.00	48.00
1 M/H 94+ - 0% - 0											
Heated Area: 1440											
HX Base Yr											
24 24 60 60											
BAS 2001											
2047 BRIDAL RD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

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	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	8	18	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2001	2001	3	20	384	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
5	1242	WD DECK A	0	0	16	10	160.00	SF	6.10	6.10	100	2012	2012	3	60	586	
6	0510	GARAGE WD-	0	0	19	19	361.00	SF	26.25	26.25	100	2002	2002	3	32	3,032	
7	0855	CONC PAVER	0	0	19	3	57.00	SF	10.00	10.00	100	2002	2002	3	83	473	

TOTAL OB/XF											
7,039											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	151.00	291.00	1.00	AC	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		56,706	
TOTAL MARKET OB/XF VALUE		7,039	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		178,745	
SOH/AGL Deduction		12,669	
ASSESSED VALUE		166,076	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,076	
TOTAL JUST VALUE		178,745	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU3132	MH MOVE-ON	0	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0989/0172	5/31/2001	WD U	I	01		100	
GRANTOR: COLUCCI ROSANNA C							
GRANTEE: COLUCCI ANTHONY J J							
0403/0373	11/01/1983	WD Q	V			7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W60 S24 E60 N24 \$.											