

S-10 & S-12 OF LOT 25
ESMT IN OR 927/271
IN OR 927/273

O'TOOLE BRIAN S & CHRISTINE D
2054 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-034B-0025-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
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	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

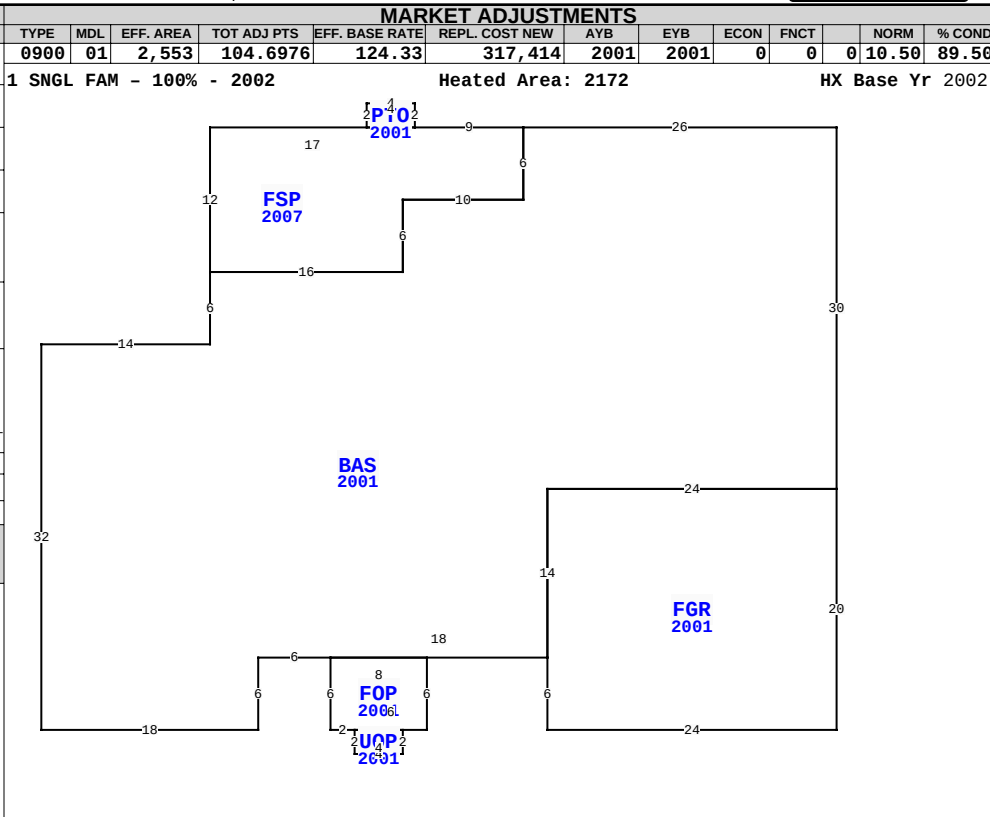
NEIGHBORHOOD/LOC 2020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	241,690
FGR	480	55	264	29,377
FOP	48	30	14	1,558
FSP	252	40	101	11,239
PTO	8	5	0	0
UOP	8	20	2	223

TOTALS	2,968	2,553	284,086
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	585.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	1,068.00	SF	7.25
4	0855	CONC PAVER	0	100	0	0	219.00	SF	3.00
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10
6	0812	CONCRETE C	0	100	0	0	3,456.00	SF	4.00
7	0462	ST/AL FNC	0	100	0	0	676.00	SF	10.00
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
9	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	2.04

REVIEW DATE 01/18/2019 BY DJA



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

2054 FRIENDLY RD, FERNANDINA BEACH														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3
2	0861	POOL GUNIT	0	100	0	0	585.00	SF	85.00	85.00	100	2007	2007	3
3	0845	KOOL DECK	0	100	0	0	1,068.00	SF	7.25	7.25	100	2007	2007	3
4	0855	CONC PAVER	0	100	0	0	219.00	SF	3.00	3.00	100	2007	2007	3
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2007	2007	3
6	0812	CONCRETE C	0	100	0	0	3,456.00	SF	4.00	4.00	100	2007	2007	3
7	0462	ST/AL FNC	0	100	0	0	676.00	SF	10.00	10.00	100	2007	2007	3
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3
9	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2007	2007	3

TOTAL OB/XF 53,696														
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
1	000115	C	SFR ACRES	100			0.00	0.00	2.04	AC		1.00	1.00	1.00

Market: 0 Agricultural: 0 Common: 234,600

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		306,363	
TOTAL MARKET OB/XF VALUE		53,696	
TOTAL LAND VALUE - MARKET		234,600	
TOTAL MARKET VALUE		594,659	
SOH/AGL Deduction		268,259	
ASSESSED VALUE		326,400	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		276,400	
TOTAL JUST VALUE		594,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		564,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08606	REPAIR/RRF	1,000	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0927/0273	4/05/2000	WD	Q	V	
GRANTOR: VANPUYMBROUCK ROBERT					SALE PRICE
GRANTEE: O'TOOLE BRIAN S & C					40,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2001] W26 FSP=[YR=2007] W9 PTO=[YR=2001] N2 W4 S2 E4 \$ W17 S12 E16 N6 E10 N6 \$ S6 W10 S6 W16 S6 W14 S32 E18 N6 E6 FOP=[YR=2001] S6 E2 UOP=[YR=2001] S2 E4 N2 W4 \$ E6 N6 W8 \$ E18 FGR=[YR=2001] S6 E24 N20 W24 S14 \$ N14 E24 N30 \$.					

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