BLOCK D LOT 1(EX S 82 FT)
OAK GROVE UNIT 1 PB 0/61

NEW HORIZONE LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-042B-000D-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

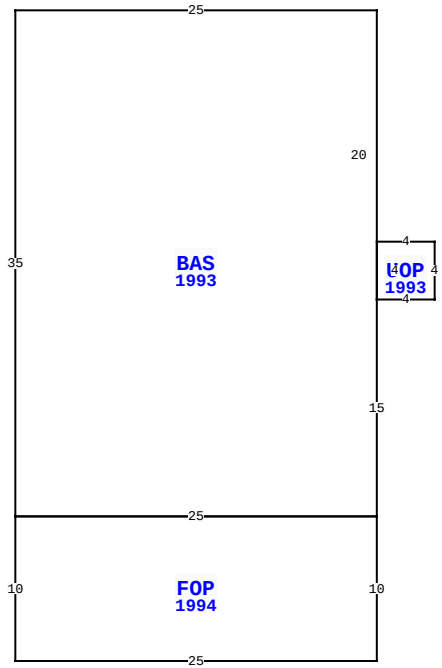
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	26,194
FOP	250	30	75	2,245
UOP	16	20	3	90
TOTALS	1,141		953	28,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	953	98.2800	88.70	84,531	1946	1946	0	0	40	26.25	33.75

1 SINGLE FAM – 0% - 2023 Heated Area: 875 HX Base Yr



1985 PINE DR, 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	28,529
TOTAL MARKET OB/XF VALUE	123
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	136,652
SOH/AGL Deduction	0
ASSESSED VALUE	136,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,652
TOTAL JUST VALUE	136,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216585	DEMOLITION	0	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1666	4/22/2022	WD	Q	I	01	172,000
GRANTOR: MILES CATHY A						
GRANTEE: NEW HORIZONE LLC						
2501/1363	10/01/2021	WD	Q	I	01	130,000
GRANTOR: FIN HOMES LLC						
GRANTEE: MILES CATHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S35 FOP=[YR=1994] S10 E25 N10 W25$ E25 N15
UOP=[YR=1993] E4 N4W4S4$ N20$.

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	0	0	54.00	SF	6.50	6.50	100	1980	1980	3	35	123	

LAND DESCRIPTION

TOTAL OB/XF 123

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	0007	RS-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	108,000							

REVIEW DATE 11/30/2021 BY RK Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS