BLOCK G LOT 3
OAK GROVE UNIT 2 PB 2/60

NULL CHARLES/
P O BOX 1379
FERNANDINA BEACH, FL 32035-1379

2023

00-00-30-042C-000G-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

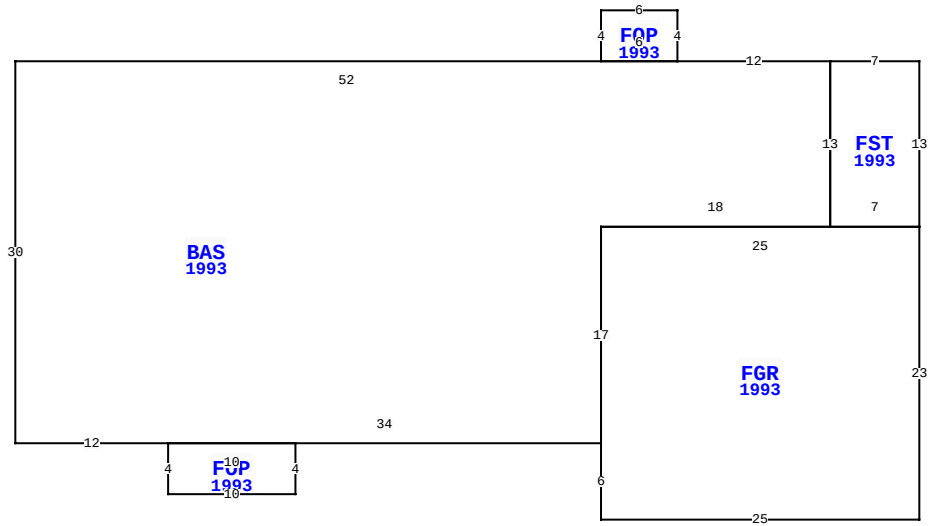
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1,614	132,845
FGR	575	55	316	26,009
FOP	24	30	7	576
FOP	40	30	12	988
FST	91	55	50	4,115
TOTALS	2,344		1,999	164,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	120.0000	108.30	216,492	1961	1990	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1990 Heated Area: 1614 HX Base Yr 1990



794 PELICAN LN, 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		164,534
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		286,734
SOH/AGL Deduction		187,796
ASSESSED VALUE		98,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,938
TOTAL JUST VALUE		286,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941118	CHNGE SRVC	850	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/06/1989	CN	Q	I		67,200
GRANTOR: DUNCAN PATRICK L & ME						
GRANTEE: NULL CHARLES						
0481/0083	2/01/1986	WD	Q	I		64,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W7 BAS=[YR=1993] W12 FOP=[YR=1993] N4 W6 S4 E6$ W52 S30 E12 FOP=[YR=1993] S4 E10 N4 W10$ E34 FGR=[YR=1993] S6 E25 N23 W25 S17$ N17 E18 N13$ S13 E7 N13$.

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	21	22	462.00	SF	6.50	6.50	100	1961	1961	3	20	601	
4	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	1961	1961	3	20	759	
5	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1961	1961	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	100		RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS