BLOCK I LOT 7
E 581/2 FT OF LOT 5 +
E 81/2 FT OF LOT 6 +

GEORGE MARY S L/E/
767 PELICAN LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000I-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	06	CUST PANEL 10
Interior Floo	05	ASPH TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

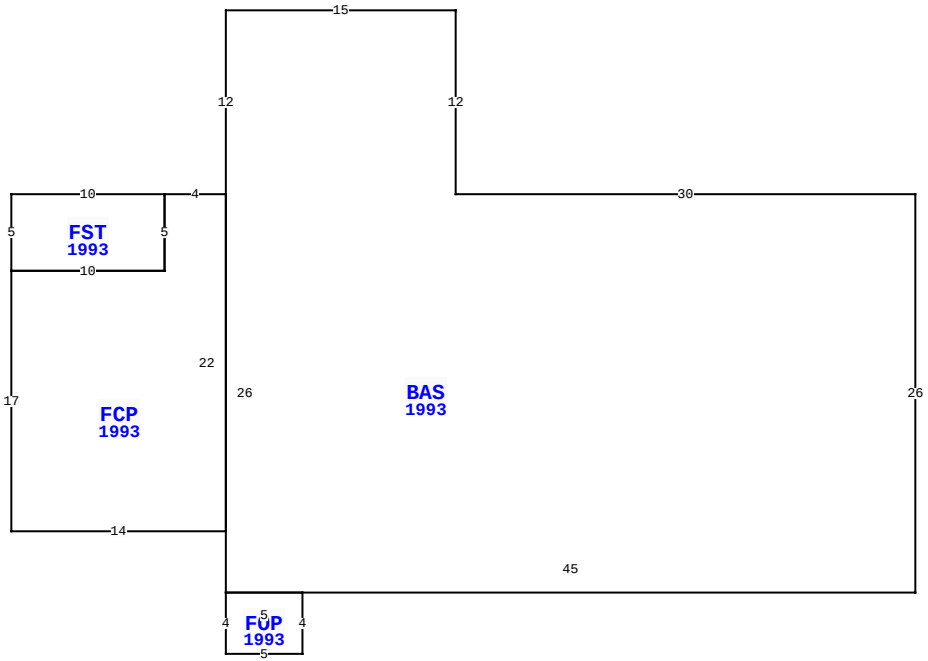
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	107,908
FCP	258	25	64	5,116
FOP	20	30	6	480
FST	50	55	28	2,238
TOTALS	1,678		1,448	115,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	112.1120	101.18	146,509	1961	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1350 HX Base Yr



767 PELICAN LN, FERNANDINA BEACH

BLD DATE	07/23/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		115,742
TOTAL MARKET OB/XF VALUE		879
TOTAL LAND VALUE - MARKET		129,600
TOTAL MARKET VALUE		246,221
SOH/AGL Deduction		171,634
ASSESSED VALUE		74,587
TOTAL EXEMPTION VALUE	HX HB WX	54,587
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		246,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313477	ROOF	6,000	05/01/2013
B22312	REMODEL	1,100	03/01/2009
P951057	REMODEL	2,000	07/01/1995
6347	REPAIR/RRF	2,500	03/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2640/563	5/09/2023	QC	U	I	11	100
GRANTOR: GEORGE MARY S						
GRANTEE: GEORGE MICHAEL W						
0099/0562	1/01/1970	TA	U	I		16,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N12 W15 S12 FCP=[YR=1993] W4 FST=[YR=1993] W10 S5 E10 N5 $ S5 W10 S17 E14 N22 $ S26 FOP=[YR=1993] S4 E5 N4 W5 $ E45 N26 $.

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	0	0	215.00	SF	6.50	6.50	100	1980	1980	3	35	489	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2000	2000	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 879

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	0006	RS-2	108.00	200.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 02/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/02/2023 BY SYS