BLOCK I LOT 8
IN OR 848/210
OAK GROVE #3 PB 3/51

CURLS GLENN C & TANNIS A
793 PELICAN LANE
FERNANDINA BEACH, FL 32035-0238

2023

00-00-30-042D-000I-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

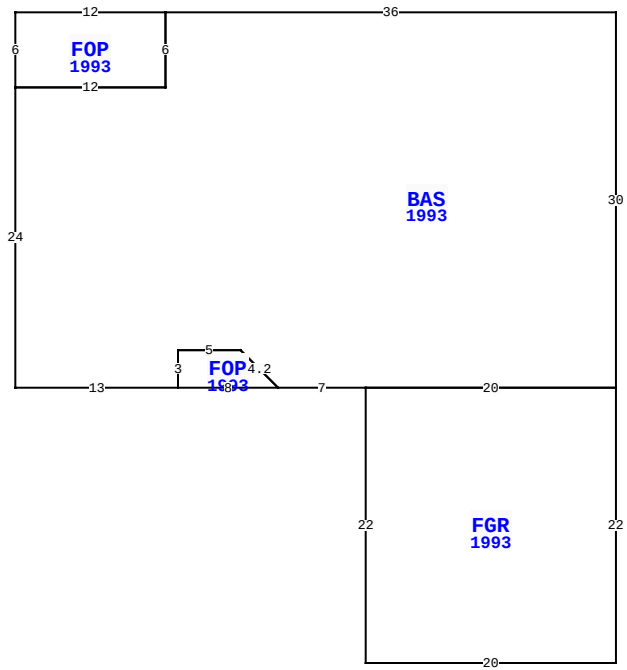
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,349	100	1,349	115,394
FGR	440	55	242	20,700
FOP	20	30	6	513
FOP	72	30	22	1,881
TOTALS	1,881		1,619	138,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,619	111.1800	100.34	162,450	1992	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1349 HX Base Yr 1999



793 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		138,489
TOTAL MARKET OB/XF VALUE		2,409
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		260,898
SOH/AGL Deduction		151,142
ASSESSED VALUE		109,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,756
TOTAL JUST VALUE		260,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8348	NEW CONSTR	49,480	08/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0210	9/10/1998	WD	Q	I		79,500
GRANTOR: BRIDGES JACK & ELOISE						
GRANTEE: CURLS GLENN C & TAN						
0662/1447	7/07/1992	WD	Q	V		12,000
GRANTOR: HARPER WINDELL & G P						
GRANTEE: BRIDGES JACK & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FOP=[YR=1993] W12 S6 E12 N6 $ S6 W12 S24 E13 FOP=[YR=1993] E8 U3 L3 W5 S3 $ N3 E5 D3 R3 E7 FGR=[YR=1993] S22 E20 N22 W20 $ E20 N30 $.

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	1992	1992	3	66	2,409	

LAND DESCRIPTION

TOTAL OB/XF 2,409

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 02/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS