BLOCK M LOT 5 & S 15' OF LOT 1
IN OR 2452/1342
OAK GROVE #3 PB 3/51

JONES DOUGLAS R & RINA AUKJE/GIBSON IAN MARSHALL &
1227 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000M-0050

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

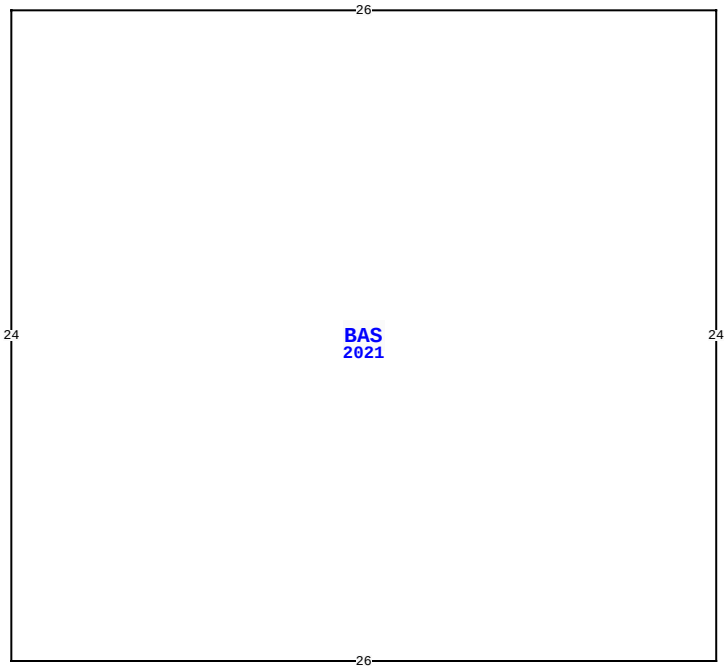
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	6,811
TOTALS	624		624	6,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	62.3700	21.83	13,622	1989	1989	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 624 HX Base Yr



1888 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	6,811
TOTAL MARKET OB/XF VALUE	12,966
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	134,777
SOH/AGL Deduction	0
ASSESSED VALUE	134,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,777
TOTAL JUST VALUE	134,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5406	GARAGE	10,608	01/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1342	4/15/2021	WD	Q	V	01	77,000
GRANTOR: GIBSON NANCY						
GRANTEE: JONES DOUGLAS ROWLA						
0833/1607	5/13/1998	QC	U	I	01	100
GRANTOR: FUCHS ERNEST P & MARJ						
GRANTEE: GIBSON NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S24 E26 N24$.

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	1,154.00	SF	6.50	6.50	100	1989	1989	3	59.5	4,463	
2	0810	CONCRETE A	0	0	53	3	159.00	SF	6.50	6.50	100	1990	1990	3	62	641	
5	0810	CONCRETE A	0	0	0	0	434.00	SF	6.50	6.50	100	1992	1992	3	66	1,862	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1989	1989	3	100	3,000	
7	0937	WELL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1989	1989	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,966

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	115.00	150.00	115.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	115,000							

REVIEW DATE 06/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS