

PT OF LOTS 44 & 45 &
PT ABNDED R/W RES# 2003-55
IN OR 2421/131

FALLON RICHARD R & KATHY J L/E/
770 QUEENS WAY
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0044-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	19	COMMON BRK 100	0100	01	2,785	126.7200	114.36	318,493	1977	1990	0	0	0	26.00	74.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2014													Heated Area: 2450									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY 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	02	WOOD FRAME 100																							
Stories		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															02										
NEIGHBORHOOD/LOC			2021.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,725	100	1,725	145,981																					
BAS	725	100	725	61,354																					
FGR	483	55	266	22,511																					
FOP	144	30	43	3,639																					
PTO	36	5	2	169																					
PTO	40	5	2	169																					
PTO	410	5	20	1,692																					
STP	15	10	2	169																					
TOTALS			3,578	2,785	235,685																				
EXTRA FEATURES			770 QUEENS WAY, FERNANDINA BEACH																						
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470									
4	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	1977	1977	3	29	1,311									
9	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	1990	1990	3	20	2,772									
10	0866	POOL FIBER	0	100	40	20	800.00	SF	72.00	72.00	100	2007	2007	3	35	20,160									
11	0812	CONCRETE C	0	100	0	0	3,015.00	SF	4.00	4.00	100	2007	2007	3	89	10,733									
12	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	2009	2009	3	45	644									
TOTAL OB/XF 37,090																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	SFR	100		RG-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	250,000.00	250,000.00	287,500								
REVIEW DATE 01/15/2019 BY DJA Total Acres: 1.15 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0131	12/22/2020	LE	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RYAN						
2370/0841	6/24/2020	WD	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RICHARD R &						

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S12 PTO=[YR=2008] W10 S4 BAS=[YR=2008] W3 PTO=[YR=2008] N4 W9 S4 E9 \$ W12 S29 PTO=[YR=2008] S12 E3 S5 E22 N17 W25\$ E25 N29 W10\$ E10 N4\$ S57 E15 FGR=[YR=1993] E21 N23 FOP=[YR=1993] E2 N10 STP=[YR=2008] E3 N5 W3 S5\$ N8 W8 S18 E6\$ W21 S23\$ N23 E15 N46\$.

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