LOT 16
IN OR 1564/1944
ST PATRICKS COVE PB 3-26

PENNINGTON DONNA E
610 ROWLAND LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0660-0016-0000

BUILDING CHARACTERISTICS

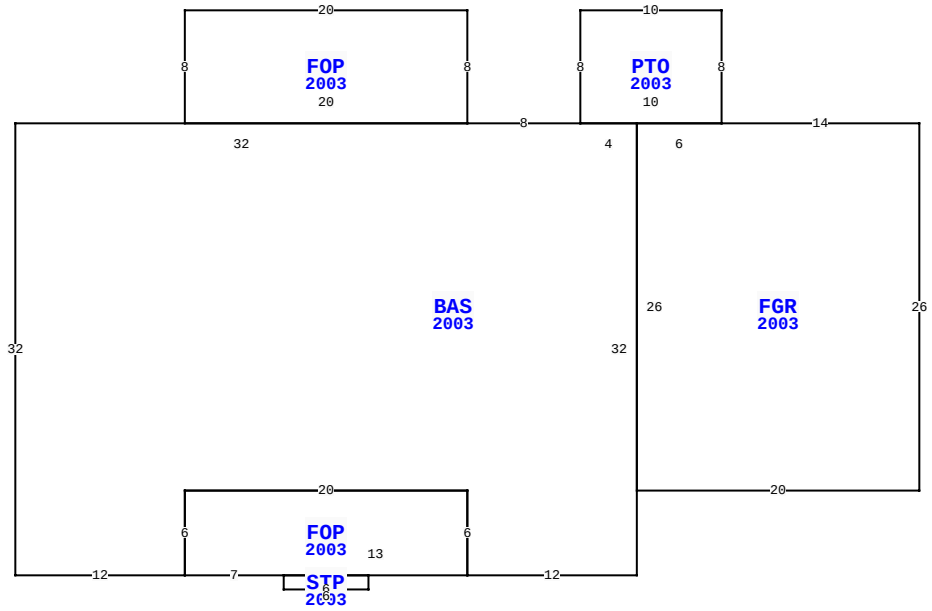
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,288	100	1,288	126,726
FGR	520	55	286	28,139
FOP	120	30	36	3,542
FOP	160	30	48	4,723
PTO	80	5	4	393
STP	6	10	1	98
TOTALS	2,174		1,663	163,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	119.8000	108.12	179,804	2003	2003	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1288 HX Base Yr 2009



610 ROWLAND LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		163,622
TOTAL MARKET OB/XF VALUE		3,754
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		257,376
SOH/AGL Deduction		135,317
ASSESSED VALUE		122,059
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		67,059
TOTAL JUST VALUE		257,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310725	NEW CONSTR	108,530	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1944	5/06/2008	WD	Q	I		205,000
GRANTOR: WALKER DOUGLAS J & AL						
GRANTEE: PENNINGTON DONNA E						
1199/1488	1/06/2004	WD	U	I	21	157,000
GRANTOR: SPENCER FRANKLIN J &						
GRANTEE: WALKER DOUGLAS & AL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W14 PTO=[YR=2003] N8 W10 S8 BAS=[YR=2003] W8 FOP=[YR=2003] N8 W20 S8 E20 $ W32 S32 E12 FOP=[YR=2003] E7 STP=[YR=2003] S1 E6 N1 W6$ E13N6 W20 S6 $ N6 E20 S6 E12 N32 W4 $ E10 $ W6 S26 E20 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	0811	CONCRETE B	0	100	0	0	617.00	SF	5.20	5.20	100	2003	2003	3	84	2,695	
2	0810	CONCRETE A	0	100	0	0	194.00	SF	6.50	6.50	100	2003	2003	3	84	1,059	

LAND DESCRIPTION

TOTAL OB/XF 3,754

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			100.00	100.00	100.00	FF		1.00	1.00	0.75	1,200.00	900.00	90,000							

REVIEW DATE 03/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS