LOTS 20 & W1/2 OF 19
IN OR 847/210
ST PATRICKS COVE PB 3/26

GILL CHRISTINE P
615 ROWLAND LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-0660-0020-0000**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

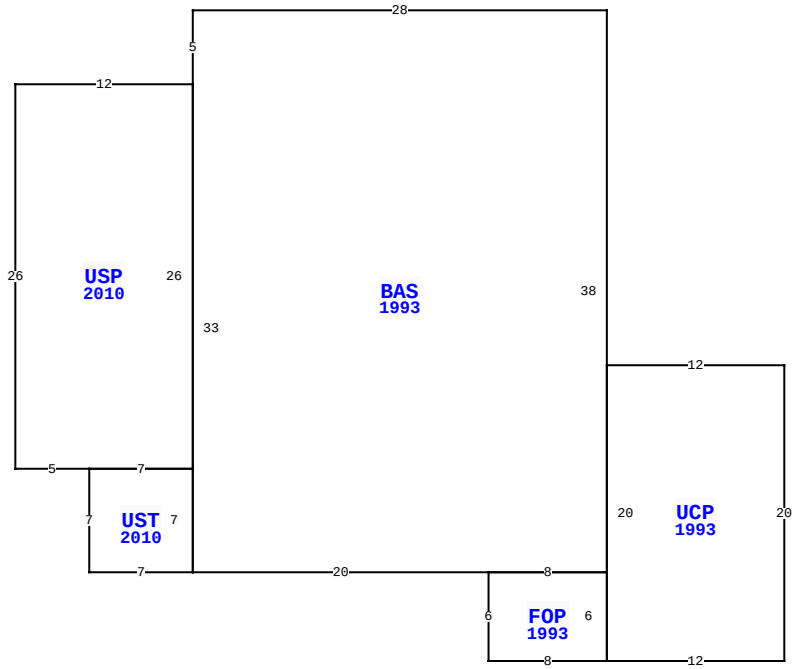
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,064 | 100 | 1,064 | 86,159 |
| FOP | 48 | 30 | 14 | 1,134 |
| UCP | 240 | 20 | 48 | 3,887 |
| USP | 312 | 30 | 94 | 7,612 |
| UST | 49 | 45 | 22 | 1,782 |
| TOTALS | 1,713 | | 1,242 | 100,574 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,242 | 104.9400 | 94.71 | 117,630 | 1953 | 1993 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM – 100% - 1999 Heated Area: 1064 HX Base Yr 1999




615 ROWLAND 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 | | 100,574 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 204,000 |
| TOTAL MARKET VALUE | | 304,574 |
| SOH/AGL Deduction | | 235,693 |
| ASSESSED VALUE | | 68,881 |
| TOTAL EXEMPTION VALUE | HX HB | 43,881 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 304,574 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0847/0210 | 9/01/1998 | PR | Q | I | | 50,000 |

GRANTOR: GUINN BRENDA P/R FOR
GRANTEE: GILL CHRISTINE P

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W28 S5 USP=[YR=2010] W12 S26 E5 UST=[YR=2010] S7 E7 N7 W7$ E7 N26 $ S33 E20 FOP=[YR=1993] S6E8 UCP=[YR=1993] E12 N20 W12S20$ N6 W8$ E8 N38$ .

### EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 170.00 | 100.00 | 170.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 204,000 | | | | | | | |

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 204,000 Market: 0 Agricultural: 0 Common: 204,000 PRINTED 08/02/2023 BY SYS