LOT 5
IN OR 1755/1470
CASHEN LOT 20 PB 3/38

PIERSANTI EDWARD B
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0700-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

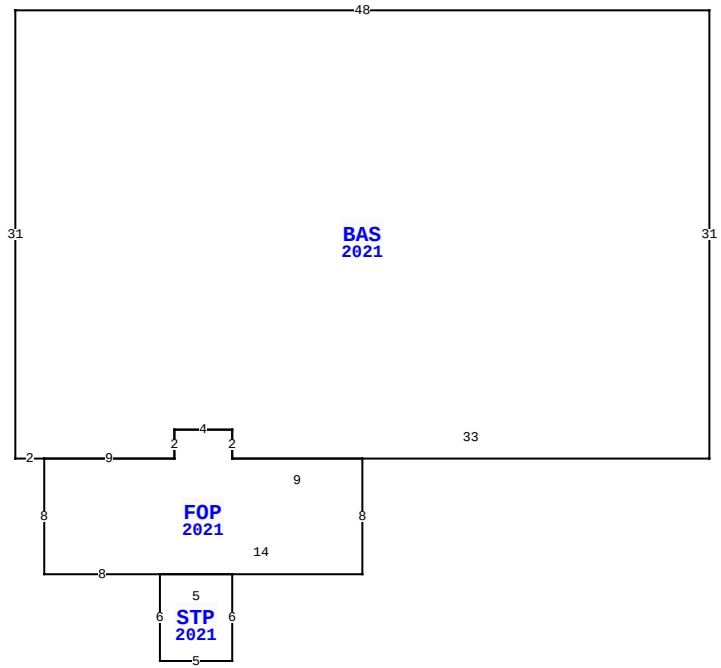
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,480	100	1,480	123,861
FOP	184	30	55	4,603
STP	30	10	3	251
TOTALS	1,694		1,538	128,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,538	111.5880	83.69	128,715	2021	2021	0	0	0	0.00	100.00

2 SFR MODULR – 100% - 2020 Heated Area: 1480 HX Base Yr 2020



624 ELIZABETH RD, 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		128,715
TOTAL MARKET OB/XF VALUE		15,937
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		240,652
SOH/AGL Deduction		29,728
ASSESSED VALUE		210,924
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		155,924
TOTAL JUST VALUE		240,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211360	CO ISSUED	0	04/01/2021
6981	CHNGE SRVC	0	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1755/1470	9/13/2011	WD	U	I	12	70,300
GRANTOR: DICKEY ROGER W JR & C						
GRANTEE: PIERSANTI EDWARD B						
1027/0333	12/27/2001	WD	Q	I		108,000
GRANTOR: BREWER WILLIAM A & PH						
GRANTEE: DICKEY ROGER W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S31 E2 FOP=[YR=2021] S8 E8 STP=[YR=2021] S6 E5 N6 W5$ E14 N8 W9 N2 W4 S2 W9$ E9N2 E4 S2 E33 N31$.

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	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	1980	1980	3	20	1,296	
2	0812	CONCRETE C	0	100	0	0	1,484.00	SF	4.00	4.00	100	2021	2021	3	100	5,936	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2021	2021	3	97	1,940	
8	0811	CONCRETE B	0	100	0	0	1,301.00	SF	5.20	5.20	100	2021	2021	3	100	6,765	

LAND DESCRIPTION

TOTAL OB/XF 15,937

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	0006	RS-2	80.00	200.00	80.00	FF		1.00	1.00	1.20	1,000.00	1,200.00	96,000							

REVIEW DATE 08/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS