

PT OF LOT 63
IN OR 2250/1642
SUB OF PT OF SEC 4 PBK 1/5

JOHNS JOHN BRAD/PEEPLES CHRISTAL
739 RUBY LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0063-0040



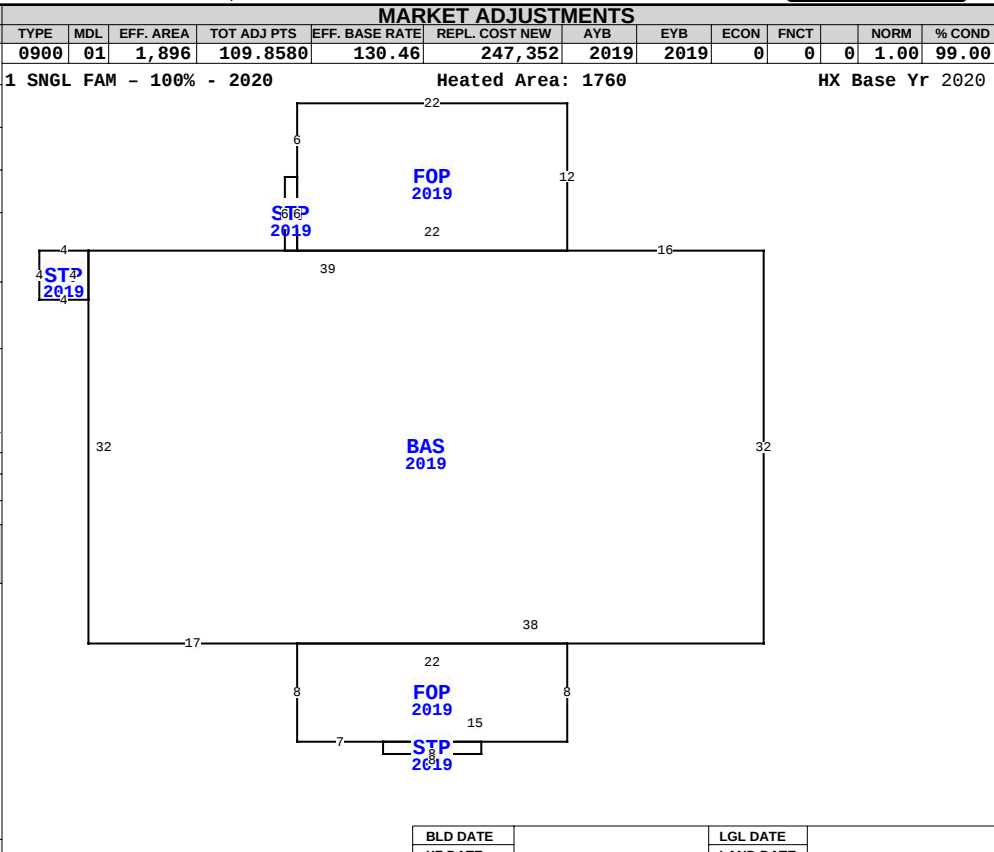
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	227,314
FOP	176	30	53	6,845
FOP	264	30	79	10,203
STP	6	10	1	129
STP	8	10	1	129
STP	16	10	2	258
TOTALS	2,230		1,896	244,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			64.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0			48.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0			40.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0007	RS-2	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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2	0810	CONCRETE A	0	100	0	0			48.00	SF	6.50
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										244,878	
TOTAL MARKET OB/XF VALUE										978	
TOTAL LAND VALUE - MARKET										105,000	
TOTAL MARKET VALUE										350,856	
SOH/AGL Deduction										103,909	
ASSESSED VALUE										246,947	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										196,947	
TOTAL JUST VALUE										350,856	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										329,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002171	NEW CONSTR	222,749	03/04/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2250/1642	1/25/2019	WD	Q	V	02	81,200	
GRANTOR: HARTMAN ANNETTE P							
GRANTEE: JOHNS JOHN BRAD & C							
2007/1641	9/12/2015	QC	U	V	11	100	
GRANTOR: PEEPLES ROCKY I							
GRANTEE: HARTMAN ANNETTE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FOP=[YR=2019] N12 W22 S6 STP=[YR=2019] W1 S6 E1 N6\$ S6 E22\$ W39 STP=[YR=2019] W4 S4 E4 N4\$ S32 E17 FOP=[YR=2019] S8 E7 STP=[YR=2019] S1 E8 N1 W8\$ E15 N8 W22\$ E38 N32\$.											