PT OF LOT 78 IN OR 2089/1571
SUB PT OF SEC 4 PBK 0/59

FRENCH CHRISTOPHER D
907 AMELIA DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0078-0070

BUILDING CHARACTERISTICS

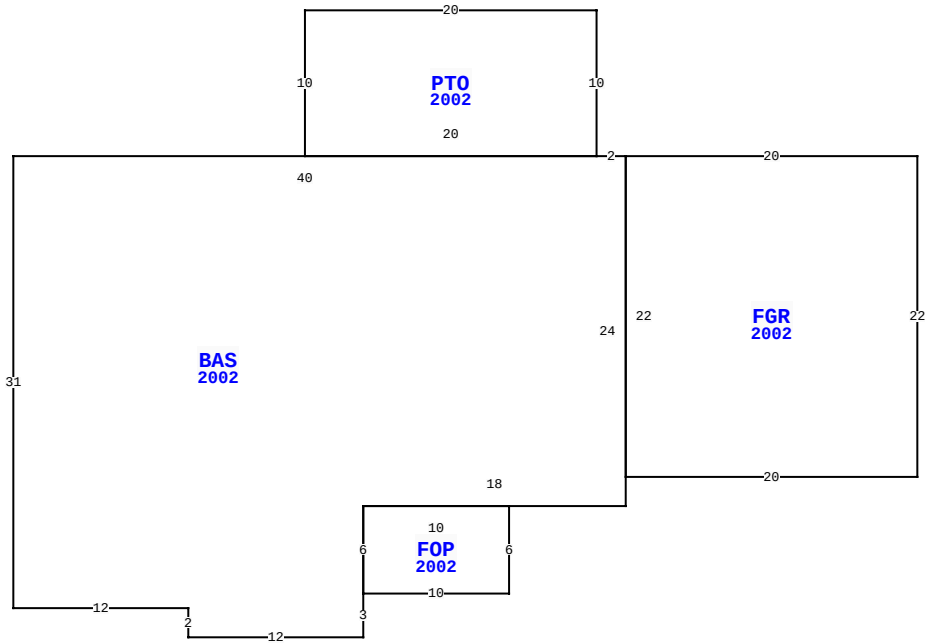
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,200	100	1,200	158,400
FGR	440	55	242	31,944
FOP	60	30	18	2,376
PTO	200	5	10	1,320
TOTALS	1,900		1,470	194,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,470	123.1650	146.26	215,002	2002	2002	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 0 Heated Area: 1200 HX Base Yr



639 GAINES LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	194,039
TOTAL MARKET OB/XF VALUE	5,721
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	409,760
SOH/AGL Deduction	72,129
ASSESSED VALUE	337,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,631
TOTAL JUST VALUE	409,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109080	NEW CONSTR	93,654	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2089/1571	12/20/2016	QC	U	I	11	100
GRANTOR: PELLETIER SORCHA A						
GRANTEE: FRENCH CHRISTOPHER						
1496/1824	5/04/2007	WD	U	I	07	100
GRANTOR: BENNETT CECIL A SR &						
GRANTEE: FRENCH CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W20 BAS=[YR=2002] W2 PTO=[YR=2002] N10 W20 S10 E20 $ W40 S31 E12 S2 E12 N3 FOP=[YR=2002] E10 N6 W10 S6 $ N6 E18 N24 $ S22 E20 N22 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	0	28	16	448.00	SF	6.50	6.50	100	2002	2002	3	83	2,417	
3	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	2002	2002	3	83	259	

LAND DESCRIPTION

TOTAL OB/XF 5,721

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	000115	C	SFR ACRES	0		RS-2	0.00	0.00	0.70	AC		1.00	1.00	1.20	250,000.00	300,000.00	210,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.70 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS