PT OF LOT 78 IN OR 1942/1866
(EX OR 1496/1824)
SUB PT OF SEC 4 PBK 0/59

POWELL DAVID L & JULIE C
625 GAINES ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0078-0080

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	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

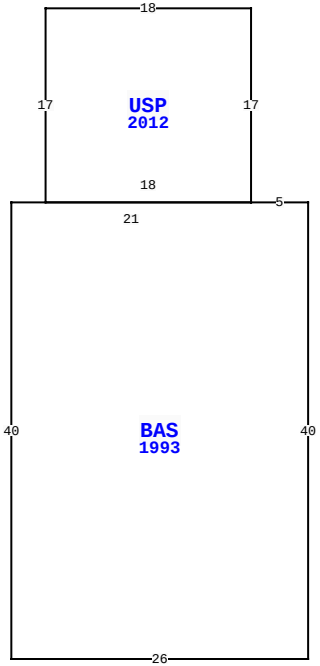
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	78,355
USP	306	30	92	6,931
TOTALS	1,346		1,132	85,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,132	101.5000	91.60	103,691	1959	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2007 Heated Area: 1040 HX Base Yr 2007



625 GAINES 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		155,083
TOTAL MARKET OB/XF VALUE		6,986
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		342,069
SOH/AGL Deduction		219,921
ASSESSED VALUE		122,148
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,148
TOTAL JUST VALUE		342,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531319	NEW CONSTR	67,079	10/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1866	10/15/2014	WD	U	I	11	100
GRANTOR: BENNETT CECIL A SR &						
GRANTEE: POWELL DAVID L & JU						
1535/1237	11/14/2007	QC	U	I	06	100
GRANTOR: BENNETT MARY C						
GRANTEE: POWELL DAVID L & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=2012] N17 W18 S17 E18 $ W21 S40 E26 N40$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	0510	GARAGE WD-	0	100	18	16	288.00	SF	35.00	35.00	100	2000	2000	3	29	2,923	
3	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	100	2000	2000	3	29	1,531	
4	1242	WD DECK A	0	100	0	0	204.00	SF	10.00	10.00	100	2000	2000	3	20	408	
5	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2000	2000	3	80	234	

LAND DESCRIPTION

TOTAL OB/XF 6,986

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		RS-2	75.00	210.00	0.36	AC		1.00	1.00	2.00	250,000.00	500,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.36 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

00-00-30-0740-0078-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

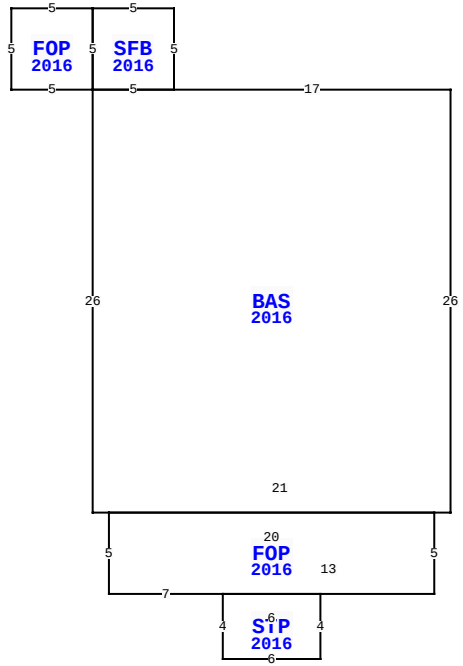
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	63,170
FOP	25	30	8	883
FOP	100	30	30	3,313
SFB	25	80	20	2,208
STP	24	10	2	221
TOTALS	746		632	69,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	632	125.5100	113.27	71,587	2016	2016	0	0	0	2.50	97.50

2 SINGLE FAM – 100% - 2007 Heated Area: 592 HX Base Yr 2007



625 GAINES LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BENNETT CECIL A SR &						
GRANTEE: POWELL DAVID L & JU						
1535/1237	11/14/2007	QC	U	I	06	100
GRANTOR: BENNETT MARY C						
GRANTEE: POWELL DAVID L & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 SFB=[YR=2016] N5 W5 FOP=[YR=2016] W5 S5 E5 N5$ S5 E5$ W5 S26 E1 FOP=[YR=2016] S5 E7 STP=[YR=2016] S4 E6 N4 W6$ E13 N5 W20$ E21 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.36 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS