PT LOT 28
IN OR 402/220 & OR 402/218
ESMT IN OR 402/506

FERREIRA DONALD M & MARY V
4751 TANAGER LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0028-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

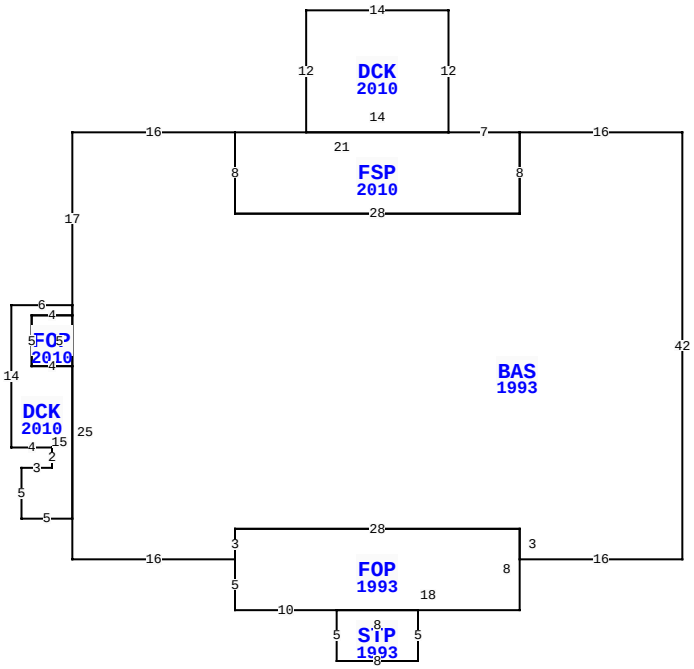
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100	2,212	169,011
DCK	93	10	9	688
DCK	168	10	17	1,299
FOP	224	30	67	5,119
FOP	20	30	6	459
FSP	224	40	90	6,877
STP	40	10	4	306
TOTALS	2,981		2,405	183,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	103.8800	93.75	225,469	1985	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 2212 HX Base Yr



4751 TANAGER 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		183,757
TOTAL MARKET OB/XF VALUE		11,862
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		445,619
SOH/AGL Deduction		286,545
ASSESSED VALUE		159,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,074
TOTAL JUST VALUE		445,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803624	WINDOWS	14,303	04/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0402/0220	10/01/1983	WD	Q	V		12,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=2010] W7 DCK=[YR=2010] N12 W14 S12 E14$ W21 S8 E28N8$ S8 W28 N8 W16 S17 DCK=[YR=2010] W6 S14 E4 S2 W3 S5 E5 N15 FOP=[YR=2010] N5 W4 S5 E4$ W4 N5 E4 N1$ S25 E16 FOP=[YR=1993] S5 E10 STP=[YR=1993] S5 E8 N5 W8$ E18 N8 W28 S3$ N3 E28 S3 E16 N42$.

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	12	10	120.00	SF	21.30	21.30	100	1990	1990	3	20	511	
2	1076	TRELLIS A	0	100	0	0	260.00	SF	7.50	7.50	100	1990	1990	3	20	390	
3	1242	WD DECK A	0	100	16	14	224.00	SF	10.00	10.00	100	1990	1990	3	20	448	
4	0825	BRICK	0	100	0	0	741.00	SF	12.50	12.50	100	1990	1990	3	87	8,058	
5	0820	WOOD WALK	0	100	0	0	272.00	SF	11.75	11.75	100	1990	1990	3	40	1,278	
6	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	1995	1995	3	72	461	
7	0850	PEBBLE WLK	0	100	0	0	330.00	SF	3.50	3.50	100	1990	1990	3	62	716	

LAND DESCRIPTION

TOTAL OB/XF 11,862

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-1	164.00	135.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 03/31/2016 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS