PT OF LOT 46 IN OR 1013/185 &
OR 2066/533 & ESMT IN
DBK 128/236

WILLIS TODD STUART
2142 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0046-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

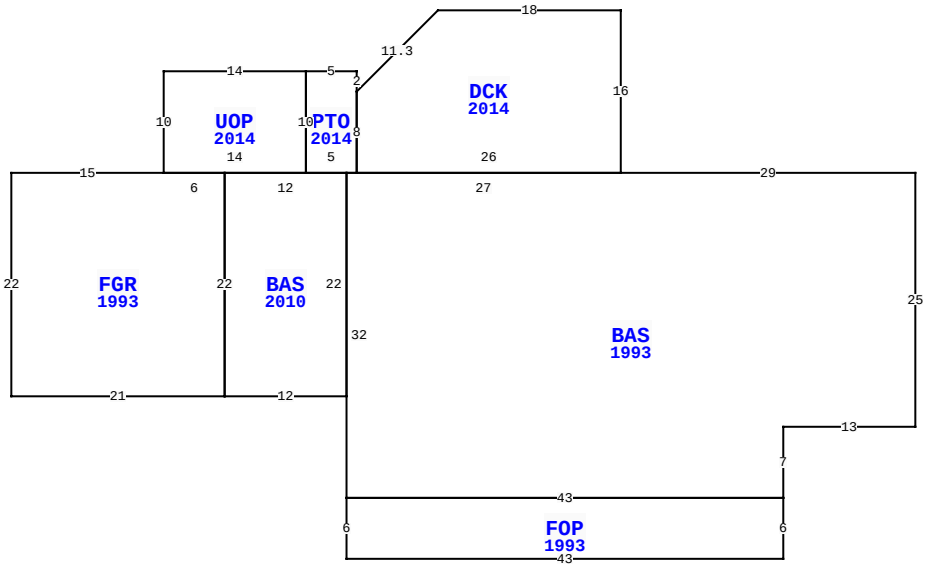
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	144,444
BAS	264	100	264	22,418
DCK	384	10	38	3,226
FGR	462	55	254	21,569
FOP	258	30	77	6,539
PTO	50	5	2	170
UOP	140	20	28	2,378
TOTALS	3,259		2,364	200,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,364	108.7800	98.17	232,074	1991	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 1992 Heated Area: 1965 HX Base Yr 1992



2142 ROCK DOVE 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		200,744
TOTAL MARKET OB/XF VALUE		17,535
TOTAL LAND VALUE - MARKET		74,800
TOTAL MARKET VALUE		293,079
SOH/AGL Deduction		131,315
ASSESSED VALUE		161,764
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		106,764
TOTAL JUST VALUE		293,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632895	20X24STG	0	08/23/2016
B1429631	PATIO	1,264	12/01/2014
5844	NEW CONSTR	59,755	07/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0533	8/19/2016	QC	U	I	11	6,000
GRANTOR: REYNOLDS MERRILL P L/						
GRANTEE: WILLIS TODD STUART						
1013/0185	10/15/2001	WD	U	I	07	100
GRANTOR: LEE JAMES H & GAIL L						
GRANTEE: WILLIS TODD STUART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 DCK=[YR=2014] N16 W18 L8 D8 PTO=[YR=2014] N2 W5 UOP=[YR=2014] W14 S10 FGR=[YR=1993] W15 S22 E21 BAS=[YR=2010] E12 N22 W12 S22$ N22 W6$ E14N10$ S10 E5 N8$ S8 E26$ W27 S32 FOP=[YR=1993] S6 E43 N6W43$ E43 N7 E13 N25$.

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	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1991	1991	3	64	2,737	
2	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	1992	1992	3	66	686	
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2016	2016	3	84	14,112	

LAND DESCRIPTION

TOTAL OB/XF 17,535

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	0.00	0.00	0.68	AC		1.00	1.00	1.10	100,000.00	110,000.00	74,800							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.68 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 08/02/2023 BY SYS