LOT 10
IN OR 1839/1500
THOMAS MANOR PB 3/37

ARMAN JAMES WILLIAM & BARBARA ANN
2048 BRIDAL RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0860-0010-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

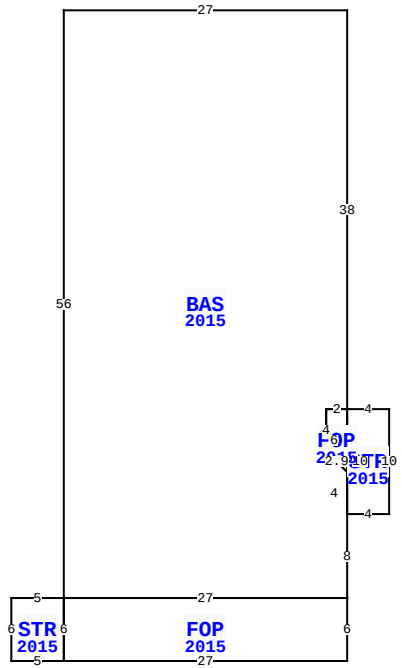
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	1,502	122,601
FOP	10	30	3	244
FOP	162	30	49	3,999
STR	30	10	3	244
STR	40	10	4	327
TOTALS	1,744		1,561	127,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,561	112.2000	84.15	131,358	2015	2015	0	0	0	3.00	97.00

1 SFR MODULR – 100% - 2016 Heated Area: 1502 HX Base Yr 2016



2048 BRIDAL RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		127,417
TOTAL MARKET OB/XF VALUE		25,825
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		253,242
SOH/AGL Deduction		98,666
ASSESSED VALUE		154,576
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		99,576
TOTAL JUST VALUE		253,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530334	GARAGE	17,334	04/01/2015
B1429651	CO ISSUED	0	03/25/2015
B1429651	NEW CONSTR	0	12/01/2014
E1428490	NEW CONSTR	0	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1500	2/07/2013	WD	Q	I	01	48,000
GRANTOR: FLANNAGAN JOSEPH D &						
GRANTEE: ARMAN JAMES WILLIAM						
1428/0102	7/14/2006	WD	Q	V		95,000
GRANTOR: ROWLAND WALLACE D & M						
GRANTEE: FLANNAGAN JOSEPH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 S56 STR=[YR=2015] W5 S6 E5 FOP=[YR=2015] E27 N6 W27 S6$ N6$ E27 N8 STR=[YR=2015] E4 N10 W4 FOP=[YR=2015] W2 S4 D2 R2 N6$ S10$ N4 U2 L2 N4 E2 N38$.

EXTRA FEATURES

L N	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	1,198.00	SF	4.00	4.00	100	2003	2003	3	84	4,025	
2	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2003	2003	3	84	1,955	
3	0510	GARAGE WD-	0	100	35	20	700.00	SF	35.00	35.00	100	2015	2015	3	81	19,845	

LAND DESCRIPTION

TOTAL OB/XF 25,825

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	100		RS-2	100.00	113.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS