

AVAKIAN A MARK & PATRICIA L
1662 FIELD ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0012-0010

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 2				Tax Dist:									
BUILDING MARKET VALUE										557,280			
TOTAL MARKET OB/XF VALUE										27,426			
TOTAL LAND VALUE - MARKET										180,000			
TOTAL MARKET VALUE										764,706			
SOH/AGL Deduction										192,048			
ASSESSED VALUE										572,658			
TOTAL EXEMPTION VALUE				HX HB						50,000			
BASE TAXABLE VALUE										522,658			
TOTAL JUST VALUE										764,706			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										715,527			
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
20032470				XFOB				2,000				02/07/2003	
021330				SWIM POOL				19,000				08/02/2002	
021013				NEW CONSTR				280,000				06/14/2002	
021016				NEW CONSTR				27,950				06/14/2002	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE				
1894/0774		12/13/2013		WD	Q	I		02	461,400				
GRANTOR: GRENEWALD WILLIAM BRI													
GRANTEE: AVAKIAN A MARK & PA													
1041/1531		3/06/2002		WD	Q	V			61,500				
GRANTOR: BRYLEN HOMES LTD													
GRANTEE: GRENEWALD WILLIAM B													
BUILDING NOTES													
BUILDING DIMENSIONS													
HXG=[YR=2003] W21 S19 HXB=[YR=2003] S11 HXS=[YR=2003] S17 E1HXB=[YR=2003] S5 W20 N5 U3 L3 W4 D3 L3 S41E8 S2 E13 HXP=[YR=2003] S10 E18 R9 U9 N15 W8 S10 L4 D4 W15\$ E15 U4 R4 N39 U3 L3 W4 L3 D3 \$ U3 R3 E4 R3 D3 S1E1 N10E9 N8 W21\$ E21 N11 W21\$ E21 N19\$ PTR=E25S37 FOP=[YR=2003] N7 APT=[YR=2003] N30 E21 S30W21\$ E21 S7 W21\$N37W25\$ PTR= E25 S65 HXB=[YR=2003] E32 S21 L4 D4 W5 U4 L4 N2 W5 S6 W14 N25\$N65 W25\$.													
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
80,000													
Common: 180,000													
PRINTED 08/02/2023 BY SYS													