

LOT 23
IN OR 2166/1480
BEACH HAMMOCK PB 5/154

GOLACINSKI DANIELLE M
2779 RACHEAL AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0023-0000



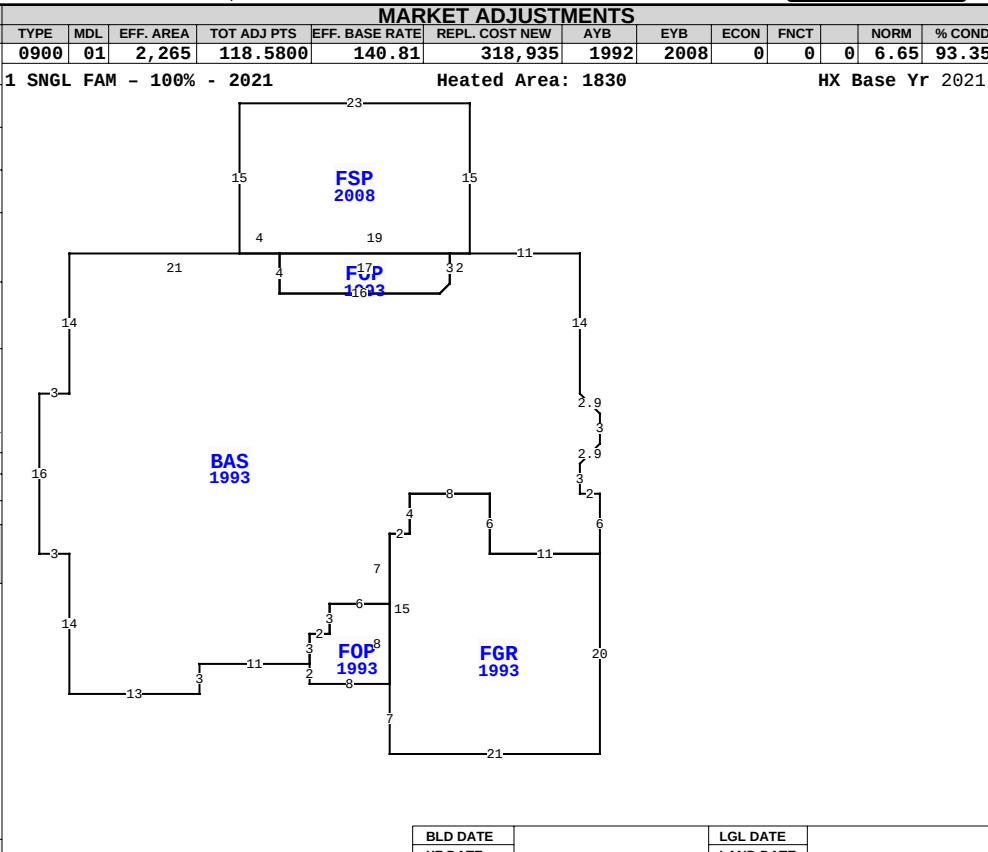
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	240,546
FGR	472	55	260	34,176
FOP	58	30	17	2,235
FOP	68	30	20	2,629
FSP	345	40	138	18,140
TOTALS	2,773		2,265	297,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVR	0 100	0	0	785.00	SF	10.00	10.00
3	0962	SKYLIGHT	0 100	0	0	4.00	UT	250.00	250.00
4	1241	WD DECK G	0 100	5	60	300.00	UT	4.60	4.60
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	1242	WD DECK A	0 100	0	0	280.00	SF	10.00	10.00
7	0861	POOL GUNIT	0 100	0	0	266.00	SF	85.00	85.00
8	0912	SCRN RM G	0 100	0	0	529.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	100.00	85.00	1.00



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	297,726								
TOTAL MARKET OB/XF VALUE	45,561								
TOTAL LAND VALUE - MARKET	150,000								
TOTAL MARKET VALUE	493,287								
SOH/AGL Deduction	49,383								
ASSESSED VALUE	443,904								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	393,904								
TOTAL JUST VALUE	493,287								
NCON VALUE	10,580								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	453,166								

BUILDING DIMENSIONS									
BAS=[YR=1993] W11 FSP=[YR=2008] N15 W23 S15 E4 FOP=[YR=1993]									
S4 E16 R1 U1 N3 W17\$ E19\$ W2 S3 D1 L1 W16 N4 W21 S14 W3									
S16 E3 S14 E13 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S7									
E21 N20 W11 N6 W8 S4 W2 S15 \$ N8 W6 S3 W2 S23 \$ N3 E2 N3 E6 N7									
E2 N4 E8 S6 E11 N6 W2 N3 R2 U2 N3 U2 L2 N14\$.									
</									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W11 FSP=[YR=2008] N15 W23 S15 E4 FOP=[YR=1993] S4 E16 R1 U1 N3 W17S E19S W2 S3 D1 L1 W16 N4 W21 S14 W3 S16 E3 S14 E13 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S7 E21 N20 W11 N6 W8 S4 W2 S15 \$ N8 W6 S3 W2 S3S N3 E2 N3 E6 N7 E2 N4 E8 S6 E11 N6 W2 N3 R2 U2 N3 U2 L2 N14S.									