

PEACOCK CLADDIE W TRUSTEE
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

00-00-31-126A-0035-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 50

Interior Wall05DRYWALL 50

Interior Floo12HARDWOOD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms1100

Frame02WOOD FRAME 100

Stories Units2. 2. 100
0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1050.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,0081001,008142,589

FOP280308411,882

FOP280308411,882

UST6724530242,720

TOTALS2,2401,478209,074

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0000931.00SF6.506.5010019791979332.51,967

20940SHEDS/POR0004416.00SF20.1020.101001994199432064

30350CARPORT WD0008432.00SF9.369.361001994199432060

41243WD DECK F00051575.00SF8.008.0010020032003322132

51243WD DECK F00041456.00SF8.008.001002003200332299

61242WD DECK A0005315.00SF10.0010.001002003200332233

LAND DESCRIPTIONTOTAL OB/XF2,355

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000120CSFR OCN FT00002R-250.00100.0050.00FF1.001.001.0014,000.0014,000.00700,000

REVIEW DATE10/15/2019BY DJATotal Acres: 0.00Total Land Value: 700,000Market: 0Agricultural: 0Common: 700,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,478118.8810169.41250,388193019850016.5083.50

SFR CUST - 0% - 0Heated Area: 1008HX Base Yr

FOP1993

UST1993

BAS1993

FOP1993

BLD DATEXF DATEINC DATE03/21/2014KKLGL DATELAND DATEAG DATE

GRANTOR: PEACOCK RONALD L

GRANTEE: PEACOCK CLADDIE W T

0551/07949/02/1988WDUII0990,000

GRANTOR: BUCHANAN AH

GRANTEE: PEACOCK RONALD L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 S10 BAS=[YR=1993] S36 FOP=[YR=1993] S10 E28 N10 W28 \$ E28 N36 W28 \$ E28 N10 \$ PTR= E15 UST=[YR=1993] E28 S24 W28 N24 \$ W15 \$.

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE209,074

TOTAL MARKET OB/XF VALUE2,355

TOTAL LAND VALUE - MARKET700,000

TOTAL MARKET VALUE911,429

SOH/AGL Deduction170,399

ASSESSED VALUE741,030

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE741,030

TOTAL JUST VALUE911,429

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE802,105

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

0889/15937/02/1999QCUII01100

PERMIT NUMDESCRIPTIONAMTISSUED

20111016H/AC3,00006/22/2011

20051153REPAIR/RRF3,00001/31/2005

B959465REMODEL6,50012/04/1995

8253REPAIR/RRF2,97504/12/1994

6333REPAIR/RRF1,00001/17/1991