

LOT 152
IN OR 2231/806
GA FDNA BEACH 2 UNR

BUNCH JEFFREY L/SEAGRAVES ELIZABETH A ET AL
1517 PERSIMMON CIRCLE N
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0152-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1,376	173,059
FGR	1,352	55	744	93,573

TOTALS	2,728		2,120	266,632
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1241	WD DECK G	0	0	0	0	317.00	UT	17.25		
2	1241	WD DECK G	0	0	11	4	44.00	UT	11.50		
3	1241	WD DECK G	0	0	16	4	64.00	UT	11.50		
4	0851	PATIO STON	0	0	0	0	123.00	SF	1.88		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,120	125.3420	148.84	315,541	1933	1990	0	0	0	15.50	84.50	
1 SNGL FAM - 0% - 0													
Heated Area: 1376 HX Base Yr													

TOTAL OB/XF													
1,804													

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1,804													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		266,632	
TOTAL MARKET OB/XF VALUE		1,804	
TOTAL LAND VALUE - MARKET		318,750	
TOTAL MARKET VALUE		587,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		587,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		587,186	
TOTAL JUST VALUE		587,186	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		554,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959231	REPAIR/RRF	0	08/07/1995
B959177	REMODEL	7,660	07/06/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2231/0806	10/05/2018	FJ	U	I	11	0	
GRANTOR: BUNCH DAVID EDWIN EST							
GRANTEE: BUNCH JEFFREY L ET							
1259/0366	9/15/2004	PR	U	I	01	100	
GRANTOR: BUNCH DAVID P/R							
GRANTEE: BUNCH DAVID E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W26 S52 E26 N52 \$ PTR= E15 BAS=[YR=1993] E2 N2 E26 S2 E2 S6 W2 S44 W26 N44 W2 N6 \$ W15 \$.											