

BLOCK 8 LOT 27
IN OR 1903/661
LAKEWOOD #3 PB5/193-194

KEATING J MICHAEL
2351 SUSSEX LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0008-0270



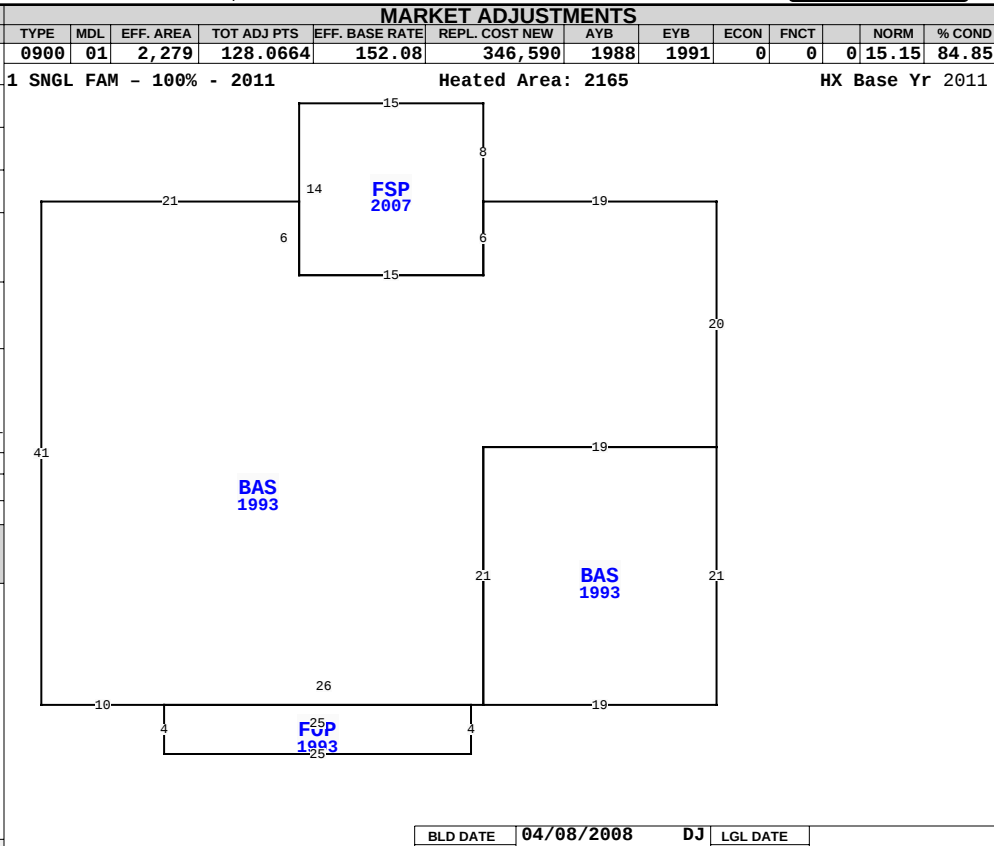
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	399	100	399	51,487
BAS	1,766	100	1,766	227,884
FOP	100	30	30	3,871
FSP	210	40	84	10,840
TOTALS	2,475		2,279	294,082

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	21	4	84.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	
7	0845	KOOL DECK	0	100	0	0	742.00	SF	7.25	7.25	
8	1242	WD DECK A	0	100	0	0	59.00	SF	10.00	10.00	
9	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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	100			0.00	0.00	1.00	LT	



2351 SUSSEX LN, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
740.00	SF	5.20	5.20	100	1988	1988	3	57	2,193		
84.00	SF	6.50	6.50	100	1997	1997	3	75	410		
1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310		
40.00	SF	6.50	6.50	100	1988	1988	3	57	148		
742.00	SF	7.25	7.25	100	1996	1996	3	73	3,927		
59.00	SF	10.00	10.00	100	1996	1996	3	20	118		
280.00	SF	85.00	85.00	100	1996	1996	3	20	4,760		
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,082	
TOTAL MARKET OB/XF VALUE		14,266	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		438,348	
SOH/AGL Deduction		230,249	
ASSESSED VALUE		208,099	
TOTAL EXEMPTION VALUE		HX HB WR	55,000
BASE TAXABLE VALUE		153,099	
TOTAL JUST VALUE		438,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120564	WTR HTR	190	04/05/2012
20101353	REMODEL	5,200	08/16/2010
20060845	REPAIR/RRF	7,000	04/24/2006
B033834	REMODEL	2,000	09/16/2003
B969821	SWIM POOL	10,000	05/16/1996
4981	NEW CONSTR	83,685	08/22/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1903/0661	1/30/2014	QC	U	I	11
GRANTOR: KEATING J MICHAEL & C					
GRANTEE: KEATING J MICHAEL &					
1230/0210	5/12/2004	WD	Q	I	
GRANTOR: ADAMS PATRICIA S ROSS					
GRANTEE: KEATING J MICHAEL E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FSP=[YR=2007] N8 W15 S14 E15 N6\$ S6 W15 N6 W21 S41 E10 FOP=[YR=1993] S4 E25 N4 W25\$ E26 BAS=[YR=1993] E19 N21 W19 S21\$ N21 E19 N20\$.											