PT OF OUT LOT 12
IN OR 2646/1251
(BLOCK 3 LOT 5 HIGHLAND

PERALTA ALAN ROY
620 VERNON STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

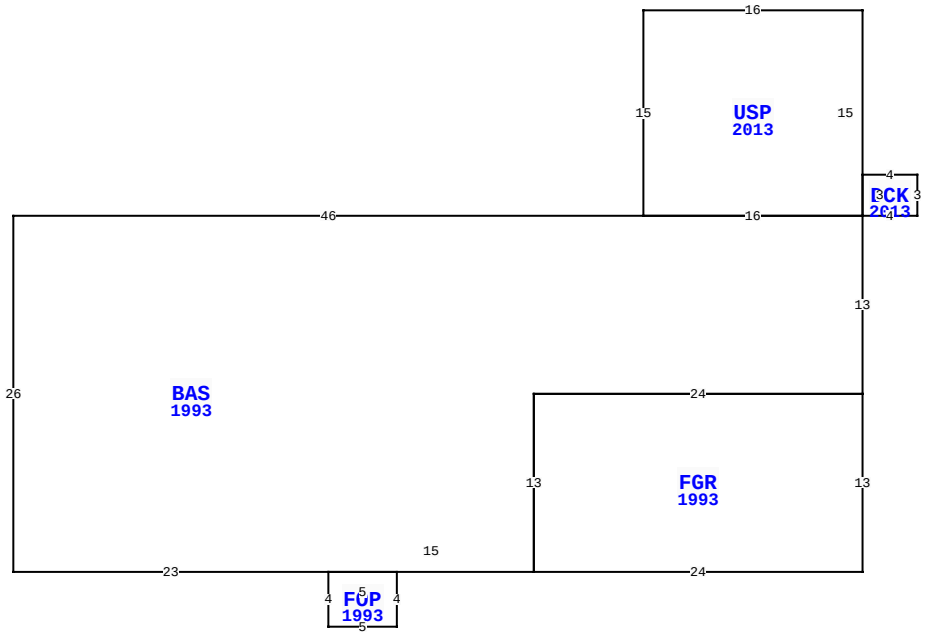
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	100,588
DCK	12	10	1	78
FGR	312	55	172	13,308
FOP	20	30	6	464
USP	240	30	72	5,571
TOTALS	1,884		1,551	120,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	112.8120	101.81	157,907	1968	1980	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1300 HX Base Yr 2017



802 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,009
TOTAL MARKET OB/XF VALUE		2,006
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		347,015
SOH/AGL Deduction		166,965
ASSESSED VALUE		180,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,050
TOTAL JUST VALUE		347,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142116	10X21 CPT	0	09/30/2014
20122382	METAL ROOF OVER D	2,200	11/28/2012
20122380	METAL ROOF OVER D	400	11/27/2012
20101349	WOOD FENCE	1,600	08/16/2010
20100933	H/AC	5,000	06/07/2010
20100813	14 WINDOWS REPLAC	6,895	05/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1251	6/02/2023	WD	Q	I	01	548,000
GRANTOR: GRIMALDI SALVATORE &						
GRANTEE: PERALTA ALAN ROY						
2035/0694	3/18/2016	WD	Q	I	01	180,000
GRANTOR: STAPLES STEVEN D & LE						
GRANTEE: GRIMALDI SALVATORE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2013] W16 S15 BAS=[YR=1993] W46 S26 E23 FOP=[YR=1993] S4 E5 N4 W5 $ E15 FGR=[YR=1993] E24 N13 W24 S13 $ N13 E24 N13 DCK=[YR=2013] E4 N3 W4 S3$ W16$ E16 N15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	53	3	159.00	SF	6.50	6.50	100	1968	1968	3	20	207	
2	0810	CONCRETE A	0	100	56	10	560.00	SF	6.50	6.50	100	1968	1968	3	20	728	
4	0801	ASPHALT A	0	100	15	10	150.00	SF	3.00	3.00	100	1988	1988	3	50	225	
5	0855	CONC PAVER	0	100	15	6	90.00	SF	10.00	10.00	100	2012	2012	3	94	846	

LAND DESCRIPTION

TOTAL OB/XF 2,006

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	106.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/20/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS