

BLOCK 10 LOT 6
IN OR 2071/947
THE PARK PB 4/28

DUNN WALTER R & MAUREEN L
1550 SUZAN CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1630-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	2.	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	1040.00	

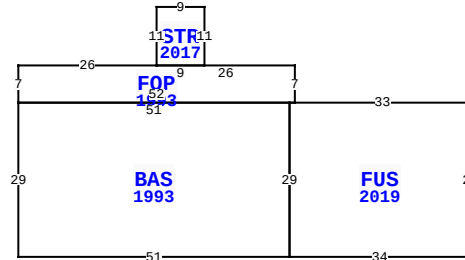
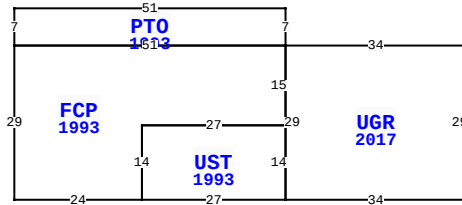
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	179,124
FCP	1,101	25	275	33,306
FOP	364	30	109	13,201
FUS	986	100	986	119,416
PTO	357	5	18	2,180
STR	99	10	10	1,211
UGR	986	45	444	53,773
UST	378	45	170	20,589

TOTALS	5,750		3,491	422,800
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	2,210.00	SF	4.00	4.00
3	0462	ST/AL FNC	0	100	0	0	1,344.00	SF	10.00	10.00
4	0855	CONC PAVER	0	100	0	0	2,345.00	SF	7.00	7.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,491	113.9512	135.32	472,402	1975	2000	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2017 Heated Area: 2465 HX Base Yr 2017												



1550 SUZAN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											422,800
TOTAL MARKET OB/XF VALUE											33,965
TOTAL LAND VALUE - MARKET											400,000
TOTAL MARKET VALUE											856,765
SOH/AGL Deduction											325,340
ASSESSED VALUE											531,425
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											481,425
TOTAL JUST VALUE											856,765
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											658,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190196	BONUS/FGR	0	03/11/2019
20171434	GARAGE	44,458	05/11/2017
20090703	REROOF W/30YR SHN	1,000	06/04/2009
20041622	REPLACE RISER	1,000	09/09/2004
9071	REPAIR/RRF	3,600	05/10/1995
9004	REPAIR/RRF	1,800	04/18/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2071/0947	9/12/2016	WD	Q	I	01	445,000	
GRANTOR: KATRAS GEORGE & DONNA							
GRANTEE: DUNN WALTER R & MAU							
1833/0763	12/31/2012	WD	Q	I	01	315,000	
GRANTOR: YOUNGE STEPHEN T							
GRANTEE: KATRAS GEORGE & DON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=2017] W34 PTO=[YR=1993] N7 W51 S7 FCP=[YR=1993] S29 E24 UST=[YR=1993] E27 N14 W27 S14\$ N14 E27 N15 W51\$ E51\$ S29 E34 N29\$ PTR=S50 FOP=[YR=1993] E26 STR=[YR=2017] N11 E9 S11 W9\$ E26 S7 FUS=[YR=2019] E33 S29 W34 BAS=[YR=1993] W51 N29 E51 S29\$ N29 E1\$ W52 N7\$ N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	1.00