BLK 317 LOTS 1,2,3,4,5,6,7,8
IN OR 798/358 & OR 1015/1241 &
E1/2 OF R/W LYING W THEREOF

TESTON LESLIE G/
748 OLIVE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0317-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

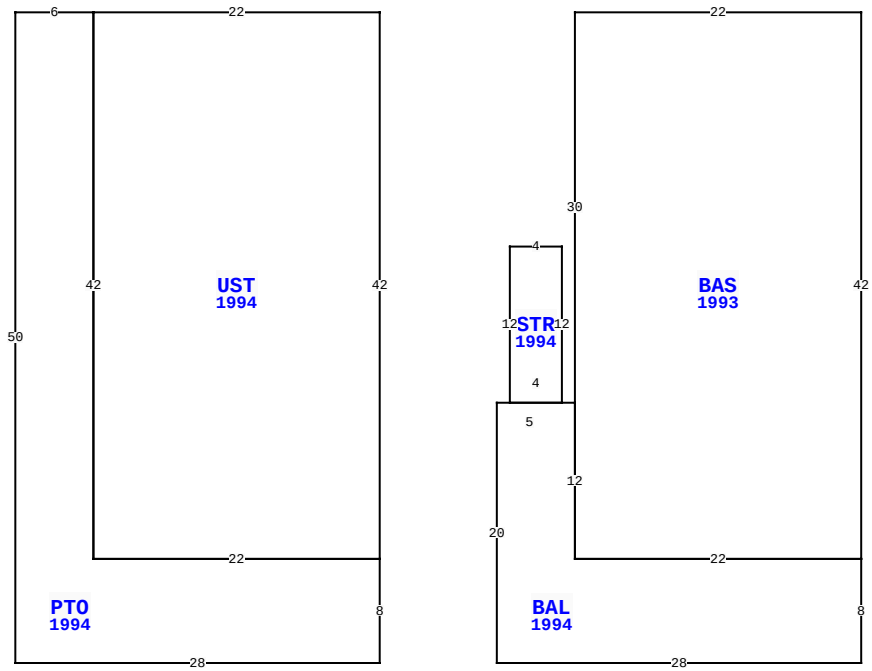
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	296	15	44	3,285
BAS	924	100	924	68,979
PTO	476	5	24	1,792
STR	48	10	5	373
UST	924	45	416	31,056
TOTALS	2,668		1,413	105,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	110.6560	99.87	141,116	1986	1990	10	0	0	15.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 924 HX Base Yr



748 OLIVE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		105,484
TOTAL MARKET OB/XF VALUE		7,891
TOTAL LAND VALUE - MARKET		58,582
TOTAL MARKET VALUE		171,957
SOH/AGL Deduction		54,090
ASSESSED VALUE		117,867
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,867
TOTAL JUST VALUE		171,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3619	N/A	40,820	09/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1015/1241	10/24/2001	QC	U	I	06	100
GRANTOR: GRIFFIN DIANE A						
GRANTEE: TESTON DENNIS L & L						
0498/0123	9/01/1986	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1994] W22 PTO=[YR=1994] W6S50E28N8 W22N42$ S42E22N42$ PTR=E15 BAS=[YR=1993] S30BAL=[YR=1994] W1 STR=[YR=1994] N12W4S12E4$ W5S20E28N8W22N12$ S12E22N42W22$ W15$.

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	6	24	144.00	SF	6.50	6.50	100	2001	2001	3	82	768	
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	29.75	29.75	100	2001	2001	3	30	5,569	
3	0351	CARPORT MT	0	100	26	24	624.00	SF	6.30	6.30	100	2001	2001	3	20	786	
4	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1991	1991	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 7,891

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		100.00	100.00	100.00	FF		1.00	1.00	0.64	480.00	306.00	30,600							
2	000100	C	SFR	100	0007		0.00	0.00	0.82	AC		1.00	1.00	0.53	65,000.00	34,125.00	27,982							

REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.82 Total Land Value: 58,582 Market: 0 Agricultural: 0 Common: 58,582 PRINTED 08/02/2023 BY SYS