

LOT 3
PRESERVE AT SUMMER BEACH #3
PBK 8/99

READER ROBERT R & EMILY H
94219 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	12	HARDWOOD 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC	3021.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,109	100	3,109	594,762
FGR	490	55	270	51,652
FOP	56	30	17	3,252
FOP	350	30	105	20,087
TOTALS	4,005		3,501	669,753

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,501	138.4020	197.22	690,467	2016	2016	0	0	0	3.00
1 SFR CUST - 100% - 2022				Heated Area: 3109				HX Base Yr 2022			

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 3109 square feet. The plan is divided into three main functional areas, each labeled in blue text: BAS 2016 (Bathroom Area), FOP 2016 (Front Porch), and FGR 2016 (Front Garden/Rear Yard). The dimensions for each area are as follows:

- BAS 2016:** The main living area, measuring 63 feet by 34 feet, with a total area of 2142 square feet. It includes a central hallway (10 feet wide) and a large living space (30 feet wide) with a fireplace (17 feet wide). The area is further divided into sections measuring 10, 17, 8, 5, 2.9, 3.7, 6, 6, 5, 10, and 45 feet.
- FOP 2016:** The front porch, measuring 11 feet by 6 feet, with a total area of 66 square feet. It is located adjacent to the main living area and the front garden.
- FGR 2016:** The front garden/rear yard, measuring 23 feet by 23 feet, with a total area of 529 square feet. It includes a central area (21 feet wide) and a side area (7 feet wide).

The overall dimensions of the property are 63 feet by 34 feet, with a total area of 2142 square feet. The plan also shows a central hallway (10 feet wide) and a large living space (30 feet wide) with a fireplace (17 feet wide). The area is further divided into sections measuring 10, 17, 8, 5, 2.9, 3.7, 6, 6, 5, 10, and 45 feet.

BLD DATE	LGL DATE
XF DATE	LAND DATE

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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					669,753				
TOTAL MARKET OB/XF VALUE					23,265				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					993,018				
SOH/AGL Deduction					175,451				
ASSESSED VALUE					817,567				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					767,567				
TOTAL JUST VALUE					993,018				
NCON VALUE					4,100				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					789,774				