LOT 4
IN OR 2139/1015
PRESERVE AT SUMMER BEACH #3

RUSSO JANE B/SCIANNA ANTHONY
94203 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

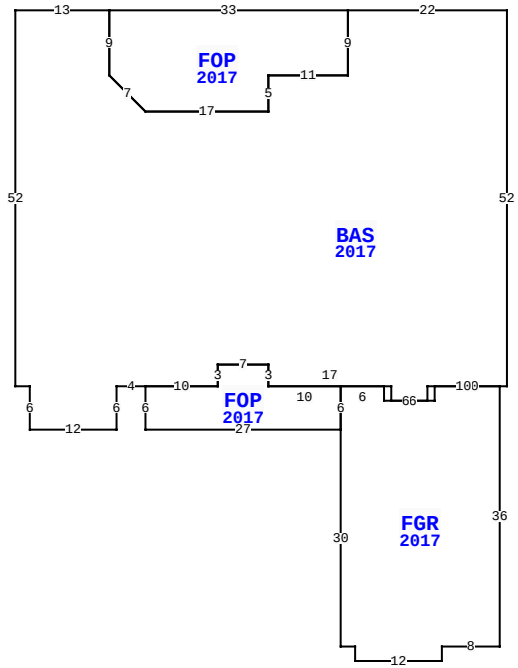
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	3,205	100	3,205	632,163
FGR	804	55	442	87,182
FOP	183	30	55	10,849
FOP	395	30	118	23,274
TOTALS	4,587		3,820	753,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,820	141.9660	202.30	772,786	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2022 Heated Area: 3205 HX Base Yr 2022



94203 GULL POINT PL, 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		753,466
TOTAL MARKET OB/XF VALUE		75,455
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,128,921
SOH/AGL Deduction		216,902
ASSESSED VALUE		912,019
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		862,019
TOTAL JUST VALUE		1,128,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706745	CO ISSUED	0	07/28/2017
17003503	SWIM POOL	52,700	04/20/2017
B1632985	NEW CONSTR	410,005	09/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1015	7/31/2017	WD	Q	I	01	885,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: RUSSO JANE B & ANTH						
2100/0877	2/10/2017	SW	U	V	30	210,000
GRANTOR: HOWARE LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] W33 S9 D5 R5 E17 N5 E11 N9$ S9 W11 S5 W17 U5 L5 N9 W13 S52 E2 S6 E12 N6 E4 FOP=[YR=2017] S6 E27 FGR=[YR=2017] S30 E2 S2 E12 N2 E8 N36 W10 S2 W6 N2 W6 S6$ N6 W10 N3 W7 S3 W10$ E10 N3 E7 S3 E17 S2 E6 N2 E10 N52$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,496.00	SF	7.00	7.00	100	2017	2017	3	97	10,158	
3	0855	CONC PAVER	0	100	0	0	280.00	SF	7.00	7.00	100	2017	2017	3	97	1,901	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2017	2017	3	87	33,278	
5	0911	SCRN RM A	0	100	0	0	1,120.00	SF	17.50	17.50	100	2017	2017	3	82	16,072	
6	0855	CONC PAVER	0	100	0	0	670.00	SF	10.00	10.00	100	2017	2017	3	97	6,499	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	
8	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2017	2017	3	94	2,346	
9	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
10	1125	CB/STC 6"	0	100	0	0	185.00	SF	7.35	7.35	100	2017	2017	3	97	1,319	

TOTAL OB/XF 75,455

LAND DESCRIPTION

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 11/18/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS