

LOT 6
IN OR 2020/306
PRESERVE AT SUMMER BEACH #3

FLACK DONALD GREGORY
94195 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0006-0000



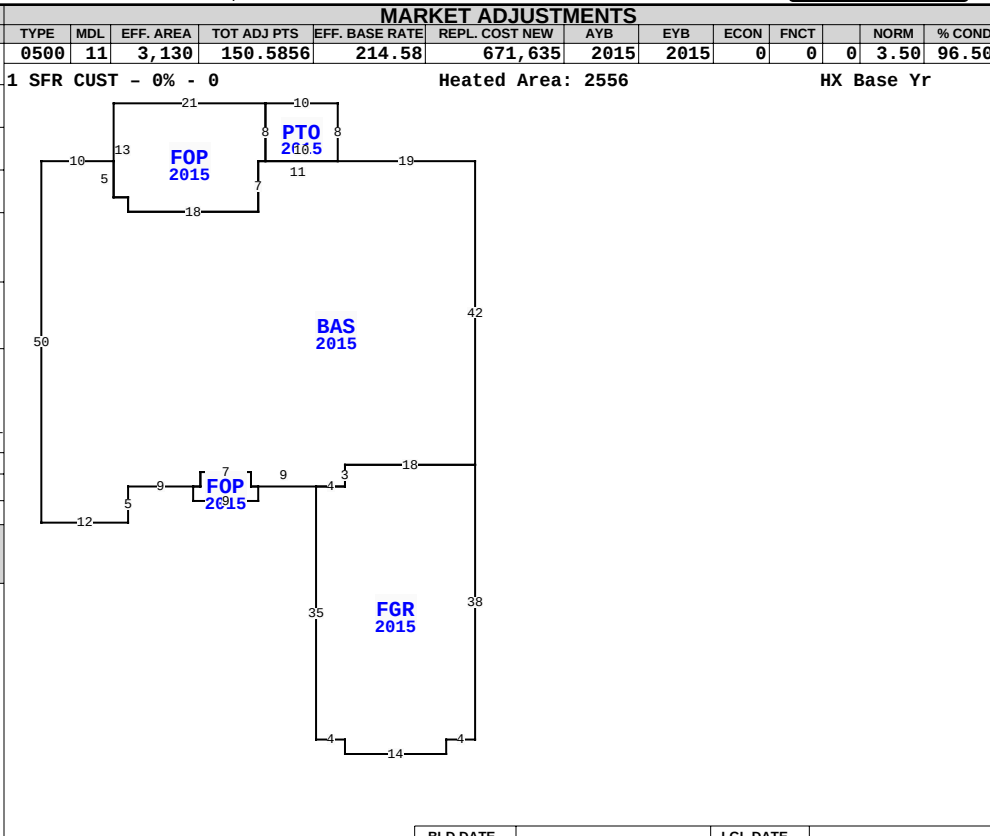
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	2,556	100	2,556	529,270
FGR	852	55	469	97,116
FOP	32	30	10	2,071
FOP	304	30	91	18,844
PTO	80	5	4	828
TOTALS	3,824		3,130	648,128

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	1,518.00	SF	7.00	7.00	
3	0462	ST/AL FNC	0	0	0	0	1,104.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



TOTAL OB/XF											
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2	0855	CONC PAVER	0	0	0	0	1,518.00	SF	7.00	7.00	
3	0462	ST/AL FNC	0	0	0	0	1,104.00	SF	10.00	10.00	
4	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 8	Tax Dist:										
BUILDING MARKET VALUE	648,128										
TOTAL MARKET OB/XF VALUE	21,582										
TOTAL LAND VALUE - MARKET	300,000										
TOTAL MARKET VALUE	969,710										
SOH/AGL Deduction	139,939										
ASSESSED VALUE	829,771										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	829,771										
TOTAL JUST VALUE	969,710										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	757,923										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530031	CO ISSUED	0	02/10/2016
B1530031	NEW CONSTR	325,579	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0306	12/18/2015	WD	Q	I	01	610,600
GRANTOR: ADVANTAGE HOME BUILD						
GRANTEE: FLACK DONALD GREGOR						
1962/0632	2/06/2015	SW	Q	V	05	270,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ADVANTAGE HOME BUILD						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W19 PT0=[YR=2015] N8 W10 FOP=[YR=2015] W21 S13 E2 S2 E18 N7 E1 N8\$ S8 E10\$ W11 S7 W18 N2 W2 N5 W10 S50 E12 N5 E9 FOP=[YR=2015] S2 E9 N2 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E9 FGR=[YR=2015] S35 E4 S2 E14 N2 E4 N38 W18 S3 W4\$ E4 N3 E18 N42\$.											