

LOT 8
IN OR 2145/1364
PRESERVE AT SUMMER BEACH #3

TRINO JOSEPH T & MARY C
94098 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0008-0000



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 100
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	3,026	100	3,026	629,339
FGR	937	55	515	107,109
FOP	65	30	20	4,159
FOP	74	30	22	4,576
FSP	476	40	190	39,516
FST	20	55	11	2,287

TOTALS 4,598 3,784 786,986

EXTRA FEATURES

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BLD DATE

XF DATE

INC DATE

L N 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 1,084.00 SF 7.00 7.00 100 2017 2017 3 97 7,360

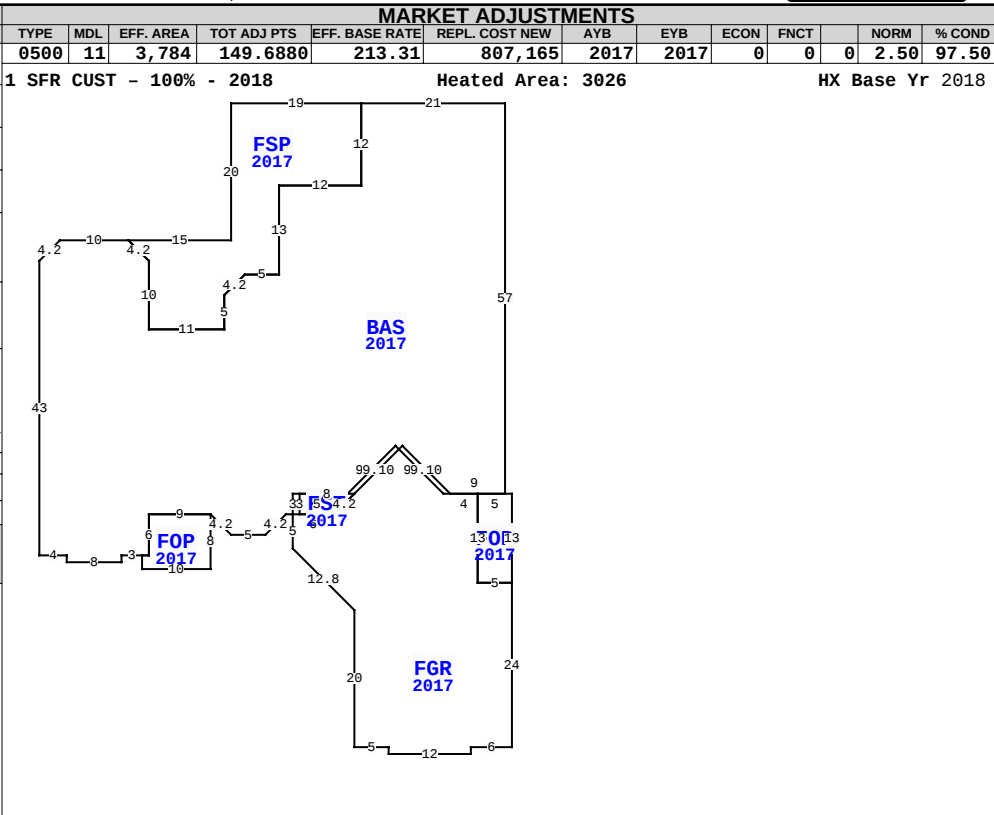
3 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2017 2017 3 87 33,278

4 0911 SCRNM RM A 0 100 0 0 1,064.00 SF 17.50 17.50 100 2017 2017 3 82 15,268

5 0855 CONC PAVER 0 100 0 0 614.00 SF 10.00 10.00 100 2017 2017 3 97 5,956

6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 82 1,640

7 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2017 2017 3 82 4,100



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NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 8 Tax Dist: 786,986

BUILDING MARKET VALUE 69,562

TOTAL MARKET OB/XF VALUE 300,000

TOTAL LAND VALUE - MARKET 1,156,548

TOTAL MARKET VALUE 385,771

SOH/AGL Deduction 770,777

ASSESSED VALUE 50,000

TOTAL EXEMPTION VALUE HX HB 720,777

BASE TAXABLE VALUE 1,156,548

TOTAL JUST VALUE 0

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE 905,135

REVIEW DATE 06/04/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS