

LOT 13
IN OR 2134/833
PRESERVE AT SUMMER BEACH #3

REISS THOMAS HOWARD & DONNA MARIE
94150 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0013-0000



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 80
Interior Floo	14	CARPET 20
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

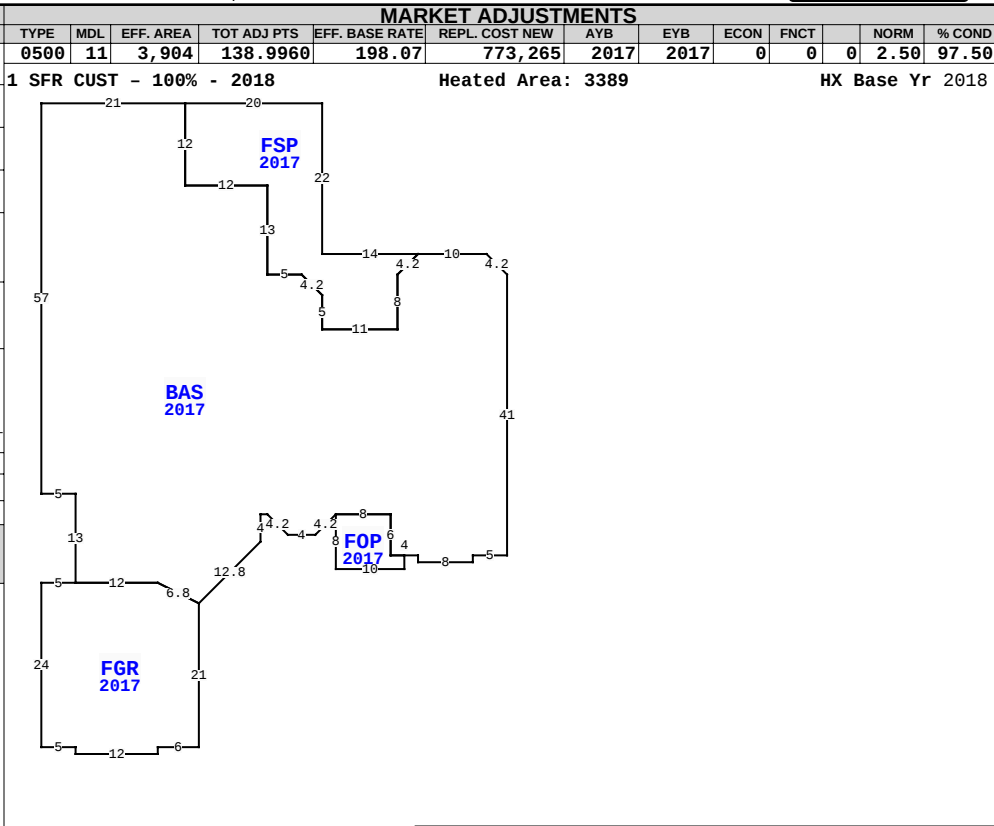
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,389	100	3,389	654,478
FGR	555	55	305	58,901
FOP	68	30	20	3,862
FSP	474	40	190	36,692

TOTALS 4,486 3,904 753,933

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,136.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	594.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 07/06/2017 BY DJ



94150 GULL POINT PL, FERNANDINA BEACH

TOTAL OB/XF									
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Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					753,933				
TOTAL MARKET OB/XF VALUE					13,706				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,067,639				
SOH/AGL Deduction					364,113				
ASSESSED VALUE					703,526				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					653,526				
TOTAL JUST VALUE					1,067,639				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					844,186				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B176265	CO ISSUED	0	07/13/2017
1700537	NEW CONSTR	429,000	01/26/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2134/0833	7/17/2017	WD	Q	I	02	751,600	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: REISS THOMAS HOWARD							
1984/0880	6/05/2015	SW	Q	V	01	157,500	
GRANTOR: PRESERVE OF AMELIA IS							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] U3 L3 W10 FSP=[YR=2017] W14 N22 W20 S12 E12 S13 E5 D3 R3 S5 E11 N8 U3 R3 \$ D3 L3 S8 W11 N5 U3 L3 W5 N13 W12 N12 W21 S57 E5 S13 FGR=[YR=2017] W5 S24 E5 S1 E12 N1 E6 N21 U3 L6 W12 \$ E12 D3 R6 U9 R9 N4 E1 D3 R3 E4 U3 R3 FOP=[YR=2017] S8 E10 N2 W2 N6 W8\$ E8 S6 E4 S1 E8 N1 E5 N41\$.									