LOT 20
IN OR 2218/1139
PRESERVE AT SUMMER BEACH #3

QUARANTO PAUL A JR & SUSAN F
3 MUSKET WAY
FRANKLIN, MA 02038

2023

00-SB-30-1675-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

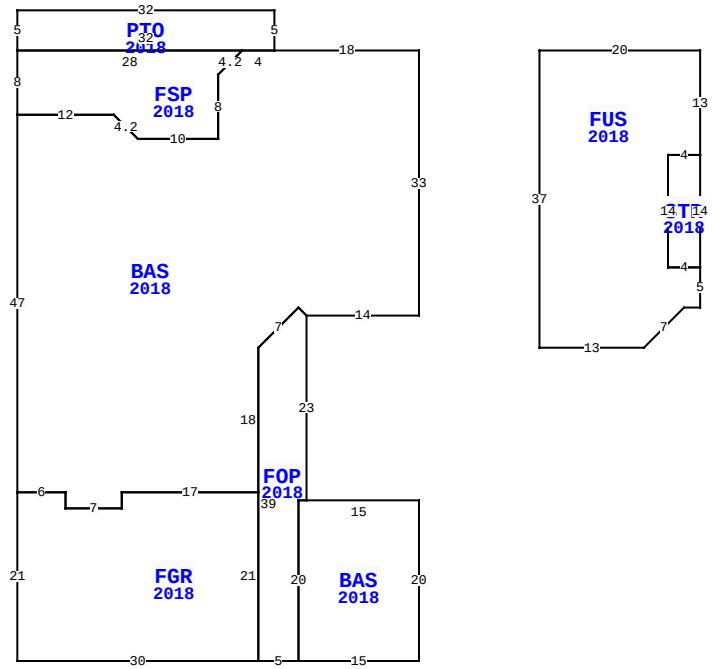
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	300	100	300	61,417
BAS	2,092	100	2,092	428,279
FGR	616	55	339	69,401
FOP	231	30	69	14,126
FSP	239	40	96	19,653
FUS	662	100	662	135,526
PTO	160	5	8	1,638
STR	56	10	6	1,228
TOTALS	4,356		3,572	731,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,572	146.5992	208.90	746,191	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 3054 HX Base Yr



94264 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	731,267
TOTAL MARKET OB/XF VALUE	13,527
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	1,044,794
SOH/AGL Deduction	112,125
ASSESSED VALUE	932,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	932,669
TOTAL JUST VALUE	1,044,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	848,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1707581	NEW CONSTR	384,995	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/1139	8/17/2018	SW	Q	I	01	770,600
GRANTOR: W R HOWELL COMPANY						
GRANTEE: QUARANTO PAUL A JR						
2137/0270	7/27/2017	WD	Q	V	01	165,000
GRANTOR: BWC HOMES INC						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 PTO=[YR=2018] N5 W32 S5 FSP=[YR=2018] S8 E12 D3 R3 E10 N8 U3 R3 W28$ E32$ W4 D3 L3 S8 W10 U3 L3 W12 S47 FGR=[YR=2018] S21 E30 FOP=[YR=2018] E5 BAS=[YR=2018] E15 N20 W15 S20$ N20 E1 N23 U1 L1 L5 D5 S39$ N21 W17 S2 W7 N2 W6$ E6 S2 E7 N2 E17 N18 U5 R5 D1 R1 E14 N33$ PTR=E15 FUS=[YR=2018] E20 S13 STR=[YR=2018] S14 W4 N14 E4$ W4 S14 E4 S5 W2 D5 L5 W13 N37 $ W15$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0855	CONC PAVER	0	0	0	0	1,024.00	SF	7.00	7.00	100	2018	2018	3	98	7,025	
3	0855	CONC PAVER	0	0	0	0	352.00	SF	7.00	7.00	100	2018	2018	3	98	2,415	
4	0911	SCRN RM A	0	0	28	5	140.00	SF	17.50	17.50	100	2018	2018	3	86	2,107	

LAND DESCRIPTION

TOTAL OB/XF 13,527

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 09/10/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS