LOT 21
IN OR 2219/806
BEACH WALKER VILLAGE PB 4/14

GEMUNDER JOEL REVOCABLE TRUST/GEMUNDER JOEL F TRUS
35 CANVASBACK RD
FERNANDINA BEACH, FL 30234

2023

01-6N-29-0200-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

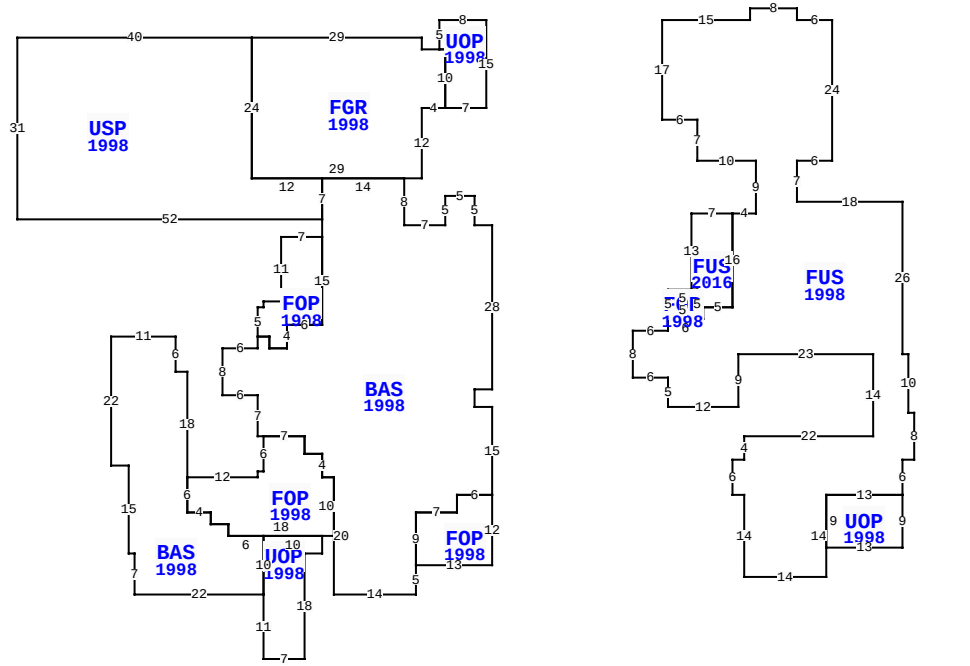
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	639	100	639	135,199
BAS	1,965	100	1,965	415,752
FGR	736	55	405	85,689
FOP	25	30	8	1,692
FOP	135	30	40	8,463
FOP	136	30	41	8,675
FOP	290	30	87	18,407
FUS	2,271	100	2,271	480,495
FUS	111	100	111	23,485
UOP	110	20	22	4,654
TOTALS	8,015		6,040	1,277,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,040	168.7200	240.43	1,452,197	1998	1998	0	0	0	12.00	88.00

1 SFR CUST - 100% - 2008 Heated Area: 4986 HX Base Yr 2008



** This building has 13 Sub-Areas

35 CANVASBACK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,277,933
TOTAL MARKET OB/XF VALUE		86,096
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,814,029
SOH/AGL Deduction		848,771
ASSESSED VALUE		965,258
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		915,258
TOTAL JUST VALUE		1,814,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,388,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428680	REMODEL	16,029	04/01/2014
B9704104	NEW CONSTR	733,365	07/01/1997
B9603135	SWIM POOL	15,350	07/01/1996
B9502227	NEW CONSTR	730,425	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0806	7/23/2018	WD	U	I	11	100
GRANTOR: GEMUNDER JOEL F						
GRANTEE: GEMUNDER JOEL F REV						
0703/1550	5/04/1994	WD	Q	V		65,000
GRANTOR: BYERS DR JOHN W & MAE						
GRANTEE: GEMUNDER JOEL F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W8 S5 FGR=[YR=1998] W3 N2 W29 USP=[YR=1998] W40 S31 E52 BAS=[YR=1998] S3 FOP=[YR=1998] W7 S11 W3 S1 W1 S5 E2 S2 E3 N4 E6 N15 $ S15 W6 S4 W3 N2 W2 S2 W6 S8 E6 S7 E1 FOP=[YR=1998] S6 W1 S1 W12 BAS=[YR=1998] N18 W2 N6 W11 S22 E3 S15 E1 S7 E22 UOP=[YR=1998] S11 E7 N18 E3 N3 W10 S10 $ N10 W6 N2 W3 N2 W4 N6 $ S6 E4 S2 E3 S2 E18 N10 W2 N4 W3 N3 W7 $ E7 S3 E3 S4 E2 S20 E14 N5 FOP=[YR=1998] E13 N12 W6 S3 W7 S9 $ N9 E7 N3 E6 N15 W3 N3 E3 N28 W3 N5 W5 S5 W7 N8 W14 S7 $ N7 W12 N24 $ S24 E29 N12 E4 N10 W1 $ E1 S10 E7 N15 $ PTR= E30 FUS=[YR=1998] E15 N2E8S2E6S24W6S7E18S26E1S10E1S8 W2S6UOP=[YR=1998] S9W13N9E13$W13S14 W14 N14W2N6E2N4E22N14W23S9W12 N5W6N8E6N2FOP=[YR=1998]

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	0858	SCULP CONC	0	100	0	0	687.00	SF	13.00	13.00	100	1998	1998	3	93	8,306	
2	1241	WD DECK G	0	100	0	0	10.00	UT	11.50	11.50	100	1998	1998	3	27	31	
3	0858	SCULP CONC	0	100	0	0	946.00	SF	13.00	13.00	100	1998	1998	3	93	11,437	
4	1125	CB/STC 6"	0	100	0	0	78.00	SF	7.35	7.35	100	1998	1998	3	77	441	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	1998	1998	3	100	20,000	
6	0885	WATERSCAPE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1998	1998	3	100	3,000	
7	0876	SAUNA BATH	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	20	400	
8	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	1999	1999	3	79	832	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
10	0810	CONCRETE A	0	100	0	0	3,061.00	SF	6.50	6.50	100	1998	1998	3	77	15,320	

TOTAL OB/XF 61,427

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 01/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	1075	TRELLIS G	0	100	21	9	189.00	SF	35.00	35.00	100	1998	1998	3	27	1,786	
12	0463	FENCE GATE	0	100	0	0	5.00	UT	300.00	300.00	100	1998	1998	3	48	720	
13	1126	CB/STC 8"	0	100	0	0	2,369.00	SF	8.00	8.00	100	1998	1998	3	77	14,593	
14	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	1998	1998	3	23	7,370	
15	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 24,669

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

REVIEW DATE 01/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS