

PLOUFFE LEO & EVELYN
23 BEACH WALKER RD
FERNANDINA BEACH, FL 32034

01-6N-29-0200-0028-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 5						Tax Dist:											
BUILDING MARKET VALUE						1,080,556											
TOTAL MARKET OB/XF VALUE						41,064											
TOTAL LAND VALUE - MARKET						450,000											
TOTAL MARKET VALUE						1,571,620											
SOH/AGL Deduction						484,597											
ASSESSED VALUE						1,087,023											
TOTAL EXEMPTION VALUE						HX HB		50,000									
BASE TAXABLE VALUE						1,037,023											
TOTAL JUST VALUE						1,571,620											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						1,284,754											
PERMIT NUM				DESCRIPTION				AMT				ISSUED					
B23119				REPAIR/RRF				500				12/01/2009					
B0209424				NEW CONSTR				449,520				03/01/2002					
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE							
2360/1318			5/18/2020		WD	Q	I	01		1,300,000							
GRANTOR: MCCONDICHIE STEVE & D																	
GRANTEE: PLOUFFE LEO & EVELY																	
2117/1551			5/01/2017		WD	Q	I	02		1,100,000							
GRANTOR: DANIEL BRIAN B																	
GRANTEE: MCCONDICHIE STEVE &																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
FOP=[YR=2002] W24 N11 W21 S8 FGR=[YR=2002] W10 S54																	
FOP=[YR=2002] S6 E15 N6 W15 \$ E15 S6 E12 N8 E18																	
N22FST=[YR=2002] E4 BAS=[YR=2002] E6 N10 W10 N11 W10 S12 E3																	
E4 E11 S5 \$ N5 W11 N4 W3 N12 W22 S20 E4 S1 E28 \$ W28 N1 W4																	
N29 W3 \$ E3 S9 E32 S11 E10 N17 \$ PTR= E10 FUS=[YR=2002] E4																	
N19 E10 FOP=[YR=2002] N8 E21 S17 W17 N9 W4 \$ E4 S9 E17 N6																	
E24 S27 W10 S22 UOP=[YR=2002] S14 W10 S2 W9 N8 FOP=[YR=2002]																	
W26 N6 E14 N4 E14 S2 W1 S8 W1 \$ E1 N8 E18 \$ W17 N2 W14 S4 W14																	
N15 W4 N20 \$ W10 \$ PTR= N15 UOP=[YR=2002] N6 FUS=[YR=2002]																	
N53 E10 FOP=[YR=2002] N8 E21 S17 W17 N9 W4 \$ E4 S9 E4 S30W1																	
S3 W2 S11 W15 \$ E15 S6 W15 \$ S15 \$.																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
450,000																	
Common: 450,000																PRINTED 08/02/2023 BY SYS	