

WALLACE MARIANNE C & ANDREW L
16 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

01-6N-29-0202-0131-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		5	
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 5						Tax Dist:							
BUILDING MARKET VALUE						1,027,866							
TOTAL MARKET OB/XF VALUE						58,846							
TOTAL LAND VALUE - MARKET						560,000							
TOTAL MARKET VALUE						1,646,712							
SOH/AGL Deduction						721,098							
ASSESSED VALUE						925,614							
TOTAL EXEMPTION VALUE						HX HB		50,000					
BASE TAXABLE VALUE						875,614							
TOTAL JUST VALUE						1,646,712							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						1,501,881							
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
B23642				REPAIR/RRF				7,500				06/01/2010	
B0412439				NEW CONSTR				425,000				03/01/2004	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE	
1202/1229		1/21/2004		QC		U		V		01		100	
GRANTOR: WALLACE MARIANNE C													
GRANTEE: WALLACE MARIANNE C													
0750/1020		2/05/1996		WD		U		V		09		165,000	
GRANTOR: TOWNSEND ALMON & BARB													
GRANTEE: WALLACE MARIANNE C													
BUILDING NOTES													
BUILDING DIMENSIONS													
UOP=[YR=2005] W4 N7 W4 N3 W4 UOP=[YR=2005] N8 W35 N13 W2 S1													
DCK=[YR=2005] W7 S4 FSP=[YR=2005] W18 S8 BAS=[YR=2005] W8													
UOP=[YR=2005] W10 S13 E10 N13 \$ S13 E9 S5 E9 S7 W12													
FGR=[YR=2005] W1 UOP=[YR=2005] N8 W14 S8 E14 \$ W20 S33 E21													
N33 \$ S30 E12 S2 E4 S2 E12 FOP=[YR=2005] S1 E11 N6 W2 N6 W7													
S11 W2 \$ E2 N11 E7 S6 E12 N5 E7 N3 E12 N31 W40 N9 W4 N2 W13													
S4 W8 N8 W1 \$ E1 S8 E8 N4 E13 S2 E4 N14 W8 \$ E7 N4 \$ S4 E1													
S23 E36 N7 \$ S7 E4 S17 E8 N14 \$ PTR= E15 FUS=[YR=2005] E23													
N24 E13 S2 E4 S9 E20 S29 W5 S2 W14 N6 W18 S9 W23 N21 \$ W15 \$													
LAND ALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR CONSRV	
560,000													
Common: 560,000 PRINTED 08/02/2023 BY SYS													

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