

LOTS 1 & 2 EX N5.7' OF LOT 2
IN OR 2171/270
EX ESMT OR 1291/1503

BIRD TOM & ARLENE
23 CASSIA CT
FERNANDINA BEACH, FL 32034

2023

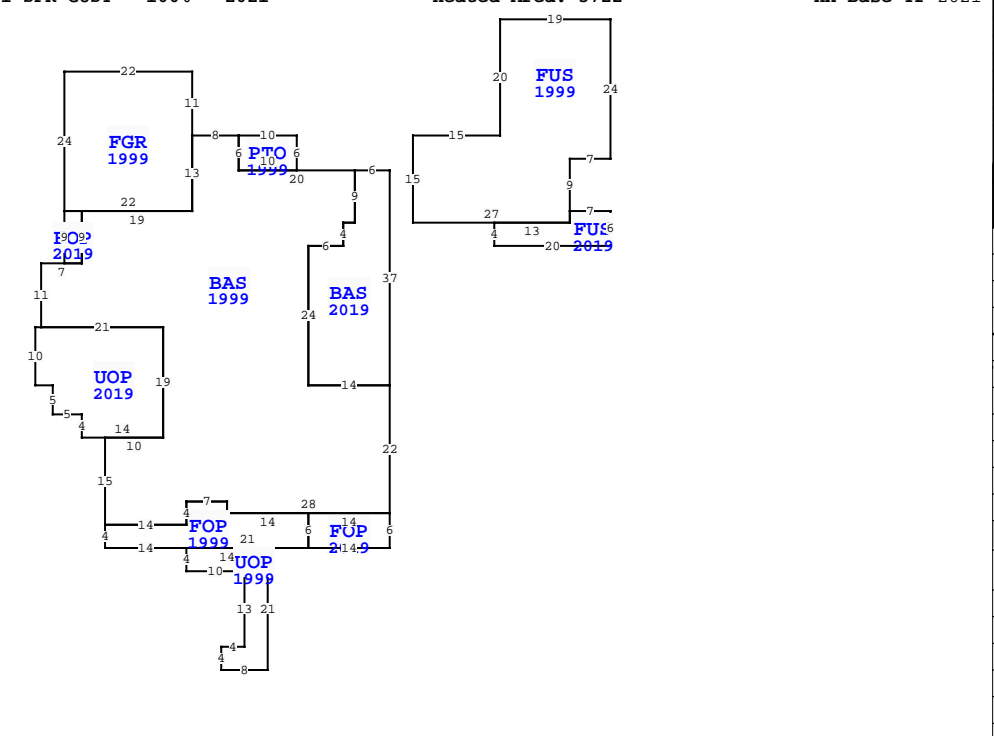
01-6N-29-0850-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,209	138.2304	196.98	829,089	1999	2009	0	0	0	6.50	93.50

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		775,198	
TOTAL MARKET OB/XF VALUE		63,158	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		1,400,856	
SOH/AGL Deduction		402,286	
ASSESSED VALUE		998,570	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		948,570	
TOTAL JUST VALUE		1,400,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		999,439	



Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10001.010			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2,393	440,734
BAS	422	100	422	77,723
FGR	528	55	290	53,411
FOP	196	30	59	10,867
FOP	27	30	8	1,474
FOP	84	30	25	4,605
FUS	813	100	813	149,736
FUS	94	100	94	17,312
PTO	60	5	3	553
UOP	140	20	28	5,157
TOTALS	5,128		4,209	775,198

** This building has 11 Sub-Areas
23 CASSIA CT, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1024733	SWIM POOL	45,577	10/09/2018
B1805633	ADD/REMODEL	120,000	06/05/2018
B1805236	SWIM POOL	58,650	05/23/2018
B9805440	NEW CONSTR	280,000	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0270	1/15/2018	WD	Q	I	02	900,000

GRANTOR: CONNOLLY ANNE L REVOC
GRANTEE: BIRD TOM & ARLENE (

1995/1554	6/12/2015	SW	U	I	11	100
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GRANTOR: CONNOLLY MICHAEL J AS
GRANTEE: CONNOLLY ANNE L REV

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=1999] W10 BAS=[YR=1999] W8 FGR=[YR=1999] N11 W22 S24	
FOP=[YR=2019] S9 E3 N9 W3\$ E22 N13\$ S13 W19 S9 W7 S11	
UOP=[YR=2019] W1 S10 E3 S5 E5 S4 E14 N19 W21\$ E21 S19 W10 S15	
FOP=[YR=1999] S4 E14 UOP=[YR=1999] S4 E10 S13 W4 S4 E8 N21	
W14\$ E21 FOP=[YR=2019] E14 N6 W14 S6\$ N6 W14 N2 W7 S4 W14\$	
E14 N4 E7 S2 E28 N22 BAS=[YR=2019] N37 W6 S9 W2 S4 W6 S24	
E14\$W14 N24E6 N4 E2 N9 W20 N6\$ S6 E10 N6\$ PTR=E20	
FUS=[YR=1999] E15N20 E19 S24 W7 S9 FUS=[YR=2019] E7 S6 W20 N4	
E13 N2\$ S2 W27 N15\$ W20\$.	

EXTRA FEATURES																
L N	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	100	0	0		1.00	UT 2,000.00	2,000.00	100	1999	1999	3	84	1,680
2	0810	CONCRETE A	0	100	0	0		512.00	SF 6.50	6.50	100	1999	1999	3	79	2,629
3	0855	CONC PAVER	0	100	0	0		327.00	SF 10.00	10.00	100	2019	2019	3	99	3,237
4	1075	TRELLIS G	0	100	0	0		97.00	SF 35.00	35.00	100	1999	1999	3	28	951
5	0810	CONCRETE A	0	100	0	0		49.00	SF 6.50	6.50	100	1999	1999	3	79	252
6	0444	BOX FNC 4'	0	100	0	0		11.00	LF 6.50	6.50	100	1999	1999	3	20	14
7	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	300.00	100	1999	1999	3	52	312
8	0445	BOX FNC 5'	0	100	0	0		15.00	LF 8.10	8.10	100	1999	1999	3	20	24
9	0810	CONCRETE A	0	100	0	0		663.00	SF 6.50	6.50	100	1999	1999	3	79	3,405
10	0446	BOX FNC 6'	0	100	0	0		257.00	LF 20.00	20.00	100	1999	1999	3	20	1,028

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	450,000.00	562,500.00	562,500							

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11	0861	POOL GUNIT	0 100	0	0	344.00	SF	127.50	127.50	100	2019	2019	3	93	40,790																												
12	0855	CONC PAVER	0 100	0	0	688.00	SF	10.00	10.00	100	2019	2019	3	99	6,811																												
13	1242	WD DECK A	0 100	0	0	225.00	SF	10.00	10.00	100	2019	2019	3	90	2,025																												
TOTAL OB/XF																49,626																											
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REVIEW DATE 07/31/2019 BY DJ Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 08/02/2023 BY SYS																																											