

PT OF LOT 3 & N5/7 FT OF LOT 2
IN OR 2629/1933
HERON OAKS PB 5/328

MEEHAN THOMAS J & TERESA P L/E/
21 CASSIA COURT
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0850-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

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	1,752	100	1,752	329,098
FGR	288	55	158	29,679
FOP	100	30	30	5,636
FOP	132	30	40	7,514
FOP	84	30	25	4,696
FST	16	55	9	1,691
FUS	712	100	712	133,743
UOP	42	20	8	1,502
UOP	200	20	40	7,514
UOP	137	20	27	5,071
TOTALS	3,463		2,801	526,143

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0801	ASPHALT A
3	0810	CONCRETE A
4	0810	CONCRETE A
5	0445	BOX FNC 5'
6	0446	BOX FNC 6'

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,801	153.2774	218.42	611,794	1994	1994	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2023											
Heated Area: 2464											
HX Base Yr 2023											
21 CASSIA CT, FERNANDINA BEACH											

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

TOTAL OB/XF											
4,924											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		526,143	
TOTAL MARKET OB/XF VALUE		4,924	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		1,093,567	
SOH/AGL Deduction		112,480	
ASSESSED VALUE		981,087	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		931,087	
TOTAL JUST VALUE		1,093,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		772,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930668	NEW CONSTR	142,150	12/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2629/1933	1/27/2023	LE	U	I	11
GRANTOR: MEEHAN THOMAS JOSEPH					
GRANTEE: MEEHAN THOMAS JOSEP					
2579/1968	7/25/2022	WD	Q	I	02
GRANTOR: STEGALL RODNEY BRICE					
GRANTEE: MEEHAN THOMAS J & T					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1994] W14 UOP=[YR=1994] W6 FST=[YR=1994] W4 FGR=[YR=1994] W12 S24 E4 UOP=[YR=1994] S25 E8 N25 W8\$ E8 N24\$ S4 E4 N4\$ S7 E6 N7\$ S7 W6 N3 W4 S45 W10 S19 FOP=[YR=1994] S6 E13 UOP=[YR=2011] S12 W7 S5 E13 N17 W6\$ E7 FOP=[YR=1995] E14N6W14 S6\$ N8 W6 S2 W14\$ E14 N2 E6 S2 E14 N68\$ PTR=E25 FUS=[YR=1994] E19 S22 W8 S9 FOP=[YR=1994] S5 W20 N5 E20\$ W26 N13 E15 N18\$ W25\$.					