

LOT 10
HERON OAKS PB 5/328

PODSAKOFF PHILIP M & VERNIE/PODSAKOFF NATHAN P
6525 NW 81ST BLVD
GAINESVILLE, FL 32653

2023

01-6N-29-0850-0010-0000



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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

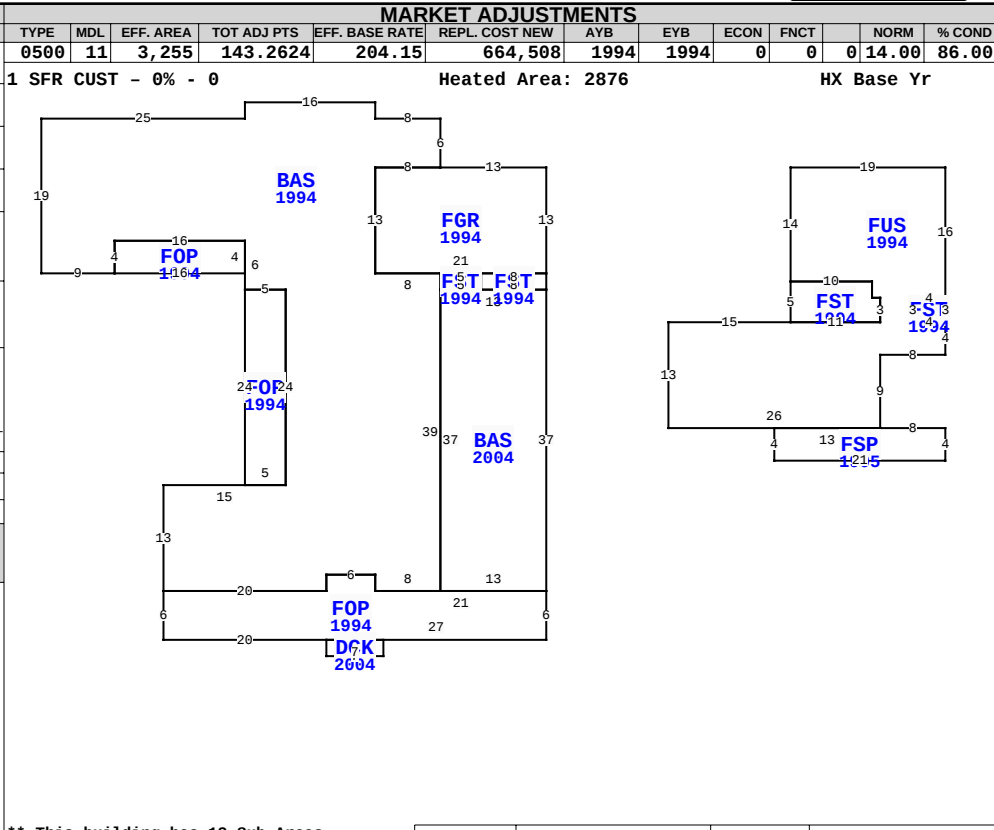
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.010	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	1,729	303,559
BAS	481	100	481	84,449
DCK	14	10	1	175
FGR	273	55	150	26,336
FOP	64	30	19	3,336
FOP	120	30	36	6,320
FOP	294	30	88	15,450
FSP	84	40	34	5,969
FST	10	55	6	1,054
FST	12	55	7	1,229
TOTALS	3,816		3,255	571,477

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
2	0801	ASPHALT A	0	0	17	11	187.00	SF	3.00	3.00	100	2004	2004	3	56	314	
3	0801	ASPHALT A	0	0	22	9	198.00	SF	3.00	3.00	100	1994	1994	3	50	297	
4	0810	CONCRETE A	0	0	0	0	129.00	SF	6.50	6.50	100	1994	1994	3	70	587	
5	0845	KOOL DECK	0	0	0	0	66.00	SF	7.25	7.25	100	1994	1994	3	70	335	
6	0810	CONCRETE A	0	0	0	0	96.00	SF	6.50	6.50	100	1994	1994	3	70	437	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
8	0861	POOL GUNIT	0	0	0	0	376.00	SF	85.00	85.00	100	1994	1994	3	20	6,392	
9	0845	KOOL DECK	0	0	0	0	811.00	SF	7.25	7.25	100	1994	1994	3	70	4,116	
10	0446	BOX FNC 6'	0	0	0	0	97.00	LF	20.00	20.00	100	1994	1994	3	20	388	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 13 Sub-Areas

7 HERON OAKS PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	571,477	
TOTAL MARKET OB/XF VALUE	14,713	
TOTAL LAND VALUE - MARKET	450,000	
TOTAL MARKET VALUE	1,036,190	
SOH/AGL Deduction	225,686	
ASSESSED VALUE	810,504	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	810,504	
TOTAL JUST VALUE	1,036,190	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	736,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0552	SWIM POOL	25,000	10/01/1993
B930480	NEW CONSTR	162,577	08/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/0945	7/02/2020	SW	U	I	11
GRANTOR: PODSAKOFF PHILIP M &					
GRANTEE: PODSAKOFF PHILIP M					
1234/1944	6/02/2004	WD	Q	I	
GRANTOR: GLASER GARY A & JUDIT					
GRANTEE: PODSAKOFF PHILIP M					

BUILDING NOTES		

BUILDING DIMENSIONS

FGR=[YR=1994] W13BAS=[YR=1994] N6 W8 N2 W16 S2 W25 S19 E9
FOP=[YR=1994] E16 N4 W16 S4 \$ N4 E16 S6 FOP=[YR=1994] S24
E5 N24 W5 \$ E5 S24 W15 S13 FOP=[YR=1994] S6 E20
DCK=[YR=2004] S2 E7 N2 W7 \$ E27 N6 BAS=[YR=2004] N37
FST=[YR=1994] N2 W8 FST=[YR=1994] W5 S2 E5 N2 \$ S2 E8 \$ W13
S37 E13 \$ W21 N2 W6 S2 W20 \$ E20 N2 E6 S2 E8 N39 W8 N13 E8
\$W8 S13 E21 N13 \$ PTR=E30 FUS1994 =E19 S16 FST=[YR=1994] S3
W4 N3 E4\$ W4 S3 E4 S4 W8 S9 FSP=[YR=1995] E8 S4 W21 N4 E13\$
W26 N13 E15 FST=[YR=1994] N5 E10 S2 E1 S3 W11\$ E11 N3 W1 N2
W10 N14\$ W30\$.

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