LOT 174
IN OR 1973/4
MARSH CREEK VLG 1-A PB 4/22A

PIESTER JAY T & SUSAN L
3 ROYAL TERN ROAD
FERNANDINA BEACH, FL 32034

2023

01-6N-29-131A-0174-0000

BUILDING CHARACTERISTICS

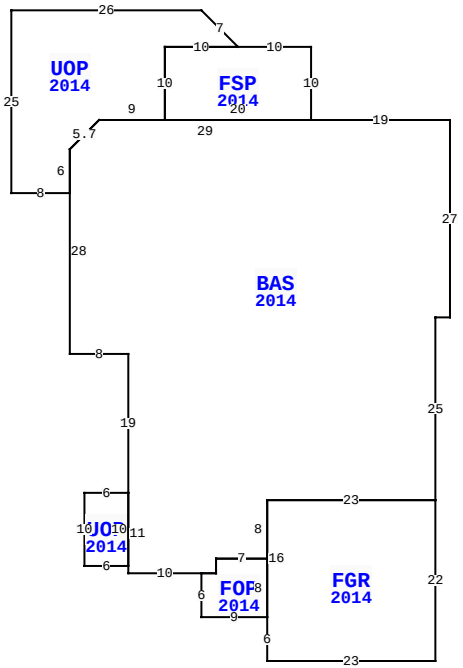
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,662	100	2,662	430,579
FGR	506	55	278	44,966
FOP	68	30	20	3,235
FSP	200	40	80	12,940
UOP	60	20	12	1,941
UOP	441	20	88	14,234
TOTALS	3,937		3,140	507,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,140	118.2384	168.49	529,059	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 0% - 0 Heated Area: 2662 HX Base Yr



3 ROYAL TERN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	507,897
TOTAL MARKET OB/XF VALUE	6,939
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	964,836
SOH/AGL Deduction	70,409
ASSESSED VALUE	894,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,427
TOTAL JUST VALUE	964,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	959,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327458	CO ISSUED	0	02/26/2014
E1326482	NEW CONSTR	0	08/01/2013
E1326482	NEW CONSTR	0	08/01/2013
P1316795	NEW CONSTR	0	08/01/2013
B1327458	SFR	318,097	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1973/0004	4/02/2015	WD	Q	I	02	685,000
GRANTOR: ROYAL TERN HOLDINGS L						
GRANTEE: PIESTER JAY T & SUS						
1449/1373	10/04/2006	WD	Q	V		465,000
GRANTOR: LOFTUS ILSE L						
GRANTEE: ROYAL TERN HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 FSP=[YR=2014] N10 W10 UOP=[YR=2014] U5 L5 W26 S25 E8 N6 U4 R4 E9 N10 E10$ W10 S10 E20$ W29 D4 L4 S28 E8 S19 UOP=[YR=2014] W6 S10 E6 N10$ S11 E10 FOP=[YR=2014] S6 E9 FGR=[YR=2014] S6 E23 N22 W23 S16$ N8 W7 S2 W2$ E2 N2 E7 N8 E23 N25 E2 N27$.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	794.00	SF	7.00	7.00	100	2014	2014	3	95	5,280	
2	0855	CONC PAVER	0	0	0	0	144.00	SF	7.00	7.00	100	2014	2014	3	95	958	
3	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	2014	2014	3	70	280	
4	0462	ST/AL FNC	0	0	0	0	54.00	SF	10.00	10.00	100	2014	2014	3	78	421	

LAND DESCRIPTION

TOTAL OB/XF 6,939

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 11/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS