

ROWAN SHARON M LIVING TRUST/ROWAN SHARON M TRUSTEE
144 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

03-6N-29-00SP-0012-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 5						Tax Dist:											
BUILDING MARKET VALUE						631,656											
TOTAL MARKET OB/XF VALUE						17,461											
TOTAL LAND VALUE - MARKET						650,000											
TOTAL MARKET VALUE						1,299,117											
SOH/AGL Deduction						738,794											
ASSESSED VALUE						560,323											
TOTAL EXEMPTION VALUE						HX HB WX		55,000									
BASE TAXABLE VALUE						505,323											
TOTAL JUST VALUE						1,299,117											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						955,830											
PERMIT NUM				DESCRIPTION				AMT		ISSUED							
7541				REMODEL				15,000		09/24/1991							
6346				NEW CONSTR				213,258		03/13/1990							
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE							
1395/1114			3/14/2006		WD	U	I	01		100							
GRANTOR: ROWAN SHARON M																	
GRANTEE: ROWAN SHARON M TRUS																	
0786/0884			3/06/1997		WD	Q	I			335,000							
GRANTOR: CARTER A J T & SUSAN																	
GRANTEE: ROWAN RIC & SHARON																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=1993] W2 UOP=[YR=1993] N12 W14 S6 W22S6 UOP=[YR=1993] W9S12E9N4 FOP=[YR=1993] E22 N8W22 S8 \$ N8 \$ E36 \$ W14 S8 W22 S4 W12 S12W3 S17 E3 S20FST=[YR=1993] S5FGR=[YR=1993] W9 S24 E22 N24 W3 N5W5 S5W5 \$ E5 N5 W5 \$ E10 N20 E2 S2 E5 FOP=[YR=1993] S5 E13 N5 W2 N5 W9 S5 W2 \$ E2 N5 E9 S5 E7 N2 E15 N13 W1 N17 E1 N11 \$ PTR= E20 FUS=[YR=1993] E12 N4 FOP=[YR=1993] N8 E23 S8 W23 \$ E23 N2E12 S27 W8 N1 W27 S1 W12 N21 \$W20 \$ PTR=E87 FUS=[YR=1993] E1 UOP=[YR=1993] N4 E5 S4 W5 \$ E6 S7 E9 S2 E3 S2 E3 S3 W3 S2 W3 S9 W9 N6 W7 N19\$ W87\$.																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
650,000																	
Common: 650,000 PRINTED 08/02/2023 BY SYS																	