

BIRCH RICHARD S III & JANET L
85243 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034-7113

12-2N-27-1460-0376-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				628,166			
TOTAL MARKET OB/XF VALUE				43,859			
TOTAL LAND VALUE - MARKET				127,500			
TOTAL MARKET VALUE				799,525			
SOH/AGL Deduction				463,578			
ASSESSED VALUE				335,947			
TOTAL EXEMPTION VALUE				HX HB	50,000		
BASE TAXABLE VALUE				285,947			
TOTAL JUST VALUE				799,525			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				538,268			
PERMIT NUM	DESCRIPTION			AMT	ISSUED		
B16148	ADDITION			8,250	09/01/2005		
M09597	MECH OTHER			0	04/01/2005		
E14281	ELEC OTHER			2,000	02/01/2005		
P08912	OTHER			0	02/01/2005		
B0515082	SWIM POOL			8,500	01/01/2005		
B0414190	NEW CONSTR			248,808	12/01/2004		
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/1397	12/27/2006	WD	Q	I		1,020,000	
GRANTOR: PLANTATION HOUSING CO							
GRANTEE: BIRCH RICHARD S III							
1278/0281	12/03/2004	WD	U	V	19	148,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: PLANTATION HOUSING							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2005] W12FSP=[YR=2005] W15N30W16 S21E12S16E2S7E14N6 U3 R3 N5\$5 D3 L3 S6W14N7W2N16W12N21 U4 L4 W6 D4 L4 W8S63FGR=[YR=2005] S33E7S1E8 N1E7N19W1N3W1N9E1N2W21\$E21S2W1 S9E1S3E1FOP=[YR=2005] S6E7S2E15N2E7 N6W11N4W7S4W11\$E11N4E7S4E17S1 E8N48\$.							
ND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
27,500							
Common: 127,500		PRINTED 08/02/2023 BY SYS					