LOT 68
IN OR 2207/274
ESMT PT OR 1164/35

GERNAT JASON P
1848 N WASHINGTON AVE, UNIT C
CLEARWATER, FL 33755

2023

27-2N-28-1840-0068-0000

BUILDING CHARACTERISTICS

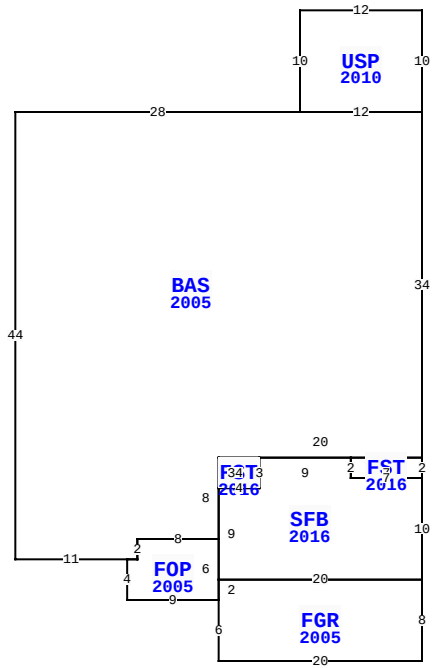
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	191,181
FGR	160	55	88	10,896
FOP	52	30	16	1,981
FST	12	55	7	867
FST	14	55	8	990
SFB	214	80	171	21,174
USP	120	30	36	4,457
TOTALS	2,116		1,870	231,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,870	111.5240	132.43	247,644	2005	2008	0	0	0	6.50	93.50

1 SNGL FAM – 0% - 0 Heated Area: 1715 HX Base Yr



96323 NASSAU LAKES CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,547
TOTAL MARKET OB/XF VALUE	3,099
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	309,646
SOH/AGL Deduction	66,369
ASSESSED VALUE	243,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,277
TOTAL JUST VALUE	309,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14160	ELEC OTHER	2,000	02/01/2005
M09127	MECH OTHER	0	02/01/2005
B14093	NEW CONSTR	0	01/01/2005
P0408787	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0274	6/22/2018	WD	Q	I	01	202,000
GRANTOR: HEYDT JOACHIM ROBERT						
GRANTEE: GERNAT JASON P						
2003/1301	9/01/2015	WD	Q	I	01	185,000
GRANTOR: LYONS DONALD W & NORM						
GRANTEE: HEYDT JOACHIM ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W12 S10 BAS=[YR=2005] W28 S44 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N8 SFB=[YR=2016] N10 FST=[YR=2016] N2 W7 S2 E7$ W7 N2 W9 FST=[YR=2016] W4 S3 E4 N3$ S3 W4 S9 E20$ W20 S2$ N6 W8 S2 W1$ E1 N2 E8 N8 E20 N34 W12$ E12 N10$.

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	0811	CONCRETE B	0	0	0	0	685.00	SF	5.20	5.20	100	2005	2005	3	87	3,099	

LAND DESCRIPTION

TOTAL OB/XF 3,099

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/09/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS