

IN OR 2250/1859
EX R W OR 210/147

DELGAUDIO GREGORY J
96042 REILLY CT
YULEE, FL 32097

2023

40-2N-28-0000-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	66,981
FOP	60	30	18	1,586
TOTALS	820		778	68,567

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0803	ASPHALT C	0	0	0	0	9,922.00	SF	2.00	2.00	100	2021
4	0812	CONCRETE C	0	0	0	0	4,297.00	SF	4.00	4.00	100	2021
5	0400	CONC CURB	0	0	0	0	32.00	LF	15.00	15.00	100	2021
6	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021
7	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2021
8	0940	SHEDS/PORT	0	0	0	0	192.00	SF	30.00	30.00	100	2021
9	0819	CONC 12"	0	0	33	10	330.00	SF	9.50	9.50	100	2021

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001700	C	1STORY OFF	0		CG	0.00	0.00	30,498.00	SF		1.00

REVIEW DATE 07/18/2023 BY HS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	778	119.2400	107.61	83,721	1956	1985	0	0	0	18.10	81.90
1 SINGLE FAM - 0% - 0 Heated Area: 760 HX Base Yr												
474471 SR 200, FERNANDINA BEACH												
BLD DATE 05/20/2022 KK LGL DATE 05/20/2022 HS HS AG DATE 05/20/2022 HS												

TOTAL OB/XF												
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Total Acres: 0.00 Total Land Value: 152,490 Market: 0 Agricultural: 0 Common: 152,490

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		138,617	
TOTAL MARKET OB/XF VALUE		46,215	
TOTAL LAND VALUE - MARKET		152,490	
TOTAL MARKET VALUE		337,322	
SOH/AGL Deduction		97,291	
ASSESSED VALUE		240,031	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,031	
TOTAL JUST VALUE		337,322	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		218,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016934	REMODEL-SF TO COM	1,000	12/07/2021
21007808	STORAGE BLDG	92,304	06/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1859	1/11/2019	WD	Q	I	01	225,000
GRANTOR: LORENZO SOL LIVING TR						
GRANTEE: DELGAUDIO GREGORY J						
1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W40 S22 E12 FOP=[YR=1993] S6 E10 N6W10\$ E16 N10 E12 N12\$.						

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