

LOTS 30 & 28
IN OR 1887/702
BELLE GLADE SUB PB 3/55

JAROSKA DARIUSZ
1639 ORANGE AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-0140-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
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	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1,477	118,090
BAS	77	100	77	6,157
BAS	264	100	264	21,107
FGR	396	55	218	17,430
FOP	48	30	14	1,119
FSP	256	40	102	8,155

TOTALS	2,518		2,152	172,058
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EXTRA FEATURES				
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L N	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	100	42	17	714.00	SF	5.20	5.20	100	1984	1984	3	44	1,634	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1984	1984	3	44	1,373	
4	1123	CB 8"	0	100	0	0	3,709.00	SF	1.85	1.85	100	2000	2000	3	79	5,406	
5	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2000	2000	3	79	1,838	
6	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	2000	2000	3	79	1,089	
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	79	62	
8	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	2000	2000	3	79	103	
9	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2009	2009	3	76	195	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	76	228	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000

REVIEW DATE	07/29/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,152	104.5513	99.32	213,737	1984	1984	0	0	0 19.50	80.50
1 SINGLE FAM - 100% - 2014											
Heated Area: 1818											
HX Base Yr 2014											

1639 ORANGE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
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XF DATE		LAND DATE	
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INC DATE		AG DATE	
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TOTAL OB/XF																	
13,888																	

TOTAL OB/XF																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000

Market:	0	Agricultural:	0	Common:	400,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		177,913
TOTAL MARKET OB/XF VALUE		13,888
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		591,801
SOH/AGL Deduction		340,101
ASSESSED VALUE		251,700
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		201,700
TOTAL JUST VALUE		591,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21110	XFOB	7,000	02/01/2008
B0618152	REPAIR/RRF	9,611	10/31/2006

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1887/0702	10/31/2013	WD	Q	I	01	205,000

GRANTOR: EDMONDSON DARLENE L E						
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GRANTEE: JAROSKA DARIUSZ						
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1033/0528	1/28/2002	QC	U	I	01	100
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GRANTOR: EDMONDSON DARLENE						
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GRANTEE: EDMONDSON JOE D						
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BUILDING NOTES						
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BUILDING DIMENSIONS						
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BAS=[YR=1993] W31 FSP=[YR=2007] N16 W16 S16 E16\$ W16						
BAS=[YR=2007] W22 S12 FGR=[YR=1993] S18 E21 FOP=[YR=1993] S4						
E12 N4 BAS=[YR=2007] N7 W11 S7 E11\$ W12\$ E1 N18 W22\$ E22 N12\$						
S23 E11 S11 E36 N34\$.						

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[illegible]