LOT 37
FIVE POINTS 2 PB 3/35

PERRY DENISE M DAVIS
94186 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
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	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	987	100	987	84,896
STP	18	10	2	172
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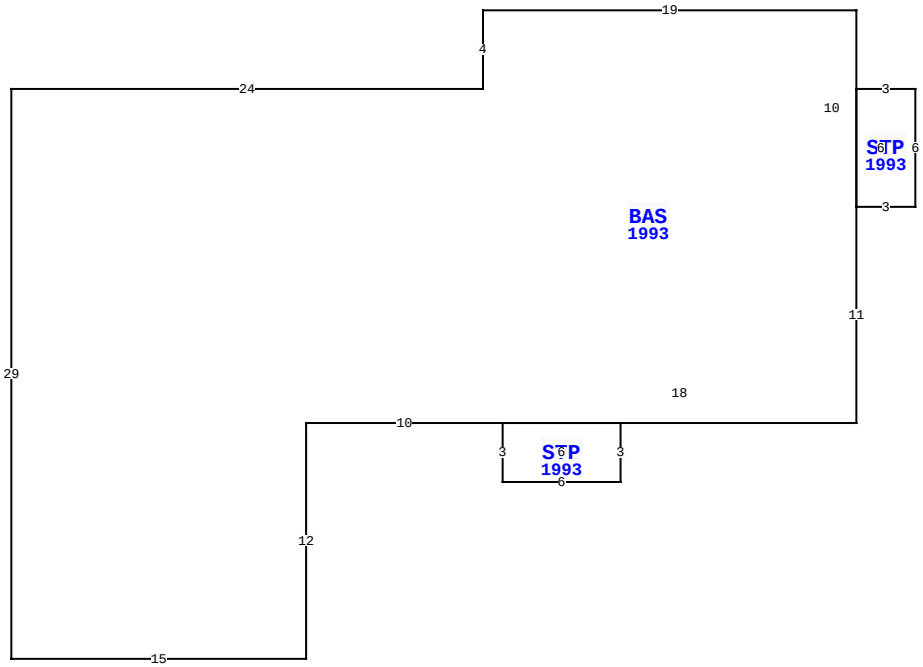
TOTALS	1,023		991	85,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	991	111.7800	106.19	105,234	1958	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2003 Heated Area: 987 HX Base Yr 2003



1458 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		85,240
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		246,220
SOH/AGL Deduction		164,836
ASSESSED VALUE		81,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,384
TOTAL JUST VALUE		246,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25456	REMODEL	4,700	12/01/2011
M015362	H/AC	2,800	10/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1897	6/05/2024	QC	U	I	11	100
GRANTOR: DAVIS DENISE M						
GRANTEE: PERRY DENISE M DAVI						
0708/0631	6/30/1994	PR	U	I	01	100
GRANTOR: DAVIS DENISE P/R						
GRANTEE: DAVIS DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S4 W24 S29 E15 N12 E10 STP=[YR=1993] S3 E6 N3 W6$ E18 N11 STP=[YR=1993] E3 N6 W3 S6$ 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	0510	GARAGE WD-	0	100	20	14	280.00	SF	17.50	17.50	100	1980	1980	3	20	980	

LAND DESCRIPTION

TOTAL OB/XF 980

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	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS