BLOCK 1 LOT 1
IN OR 676 PG 1029
GROVE PARK SUB PB 4/52-53

WILLIAMS ROSE ANN
791 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

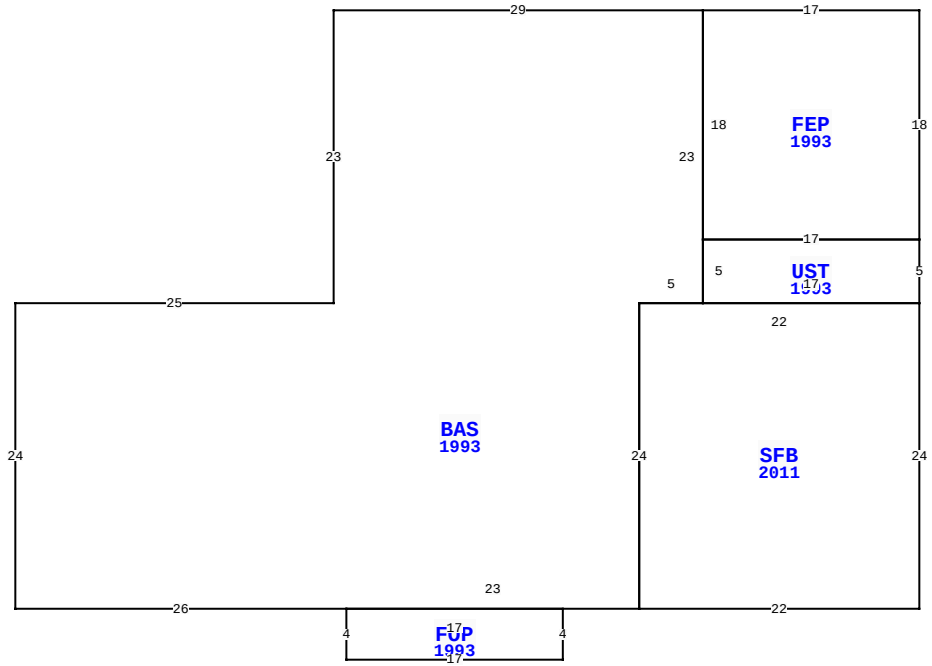
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	228,443
FEP	306	80	245	30,368
FOP	68	30	20	2,479
SFB	528	80	422	52,307
UST	85	45	38	4,710
TOTALS	2,830		2,568	318,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,568	122.8032	153.50	394,188	1975	1975	0	0	0	19.25	80.75

1 SNGL FAM – 100% - 1994 Heated Area: 2265 HX Base Yr 1994



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

791 GROVE PARK CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,307
TOTAL MARKET OB/XF VALUE		8,401
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		446,708
SOH/AGL Deduction		308,956
ASSESSED VALUE		137,752
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		82,752
TOTAL JUST VALUE		446,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5233	REPAIR/RRF	2,600	10/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0676/1029	3/05/1993	WD	Q	I		81,000
GRANTOR: FIELDS ANN & ROY LEE						
GRANTEE: WILLIAMS WILLE & R						
0207/0079	1/01/1976	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W17 BAS=[YR=1993] W29 S23 W25 S24 E26
FOP=[YR=1993] S4 E17 N4 W17$ E23 SFB=[YR=2011] E22 N24
UST=[YR=1993] N5 W17 S5 E17$W22 S24$ N24 E5 N23$ S18 E17
N18$.

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	0812	CONCRETE C	0	100	0	0	1,534.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,994	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40	
4	1242	WD DECK A	0	100	12	15	180.00	SF	10.00	10.00	100	1980	1980	3	20	360	
5	0811	CONCRETE B	0	100	0	0	1,203.00	SF	5.20	5.20	100	1995	1995	3	70	4,379	

LAND DESCRIPTION

TOTAL OB/XF 8,401

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS