BLOCK 1 LOT 5
EXMT IN OR 772/891
GROVE PARK SUB PB 4/52 & 53

CONBOY ALLISON
767 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

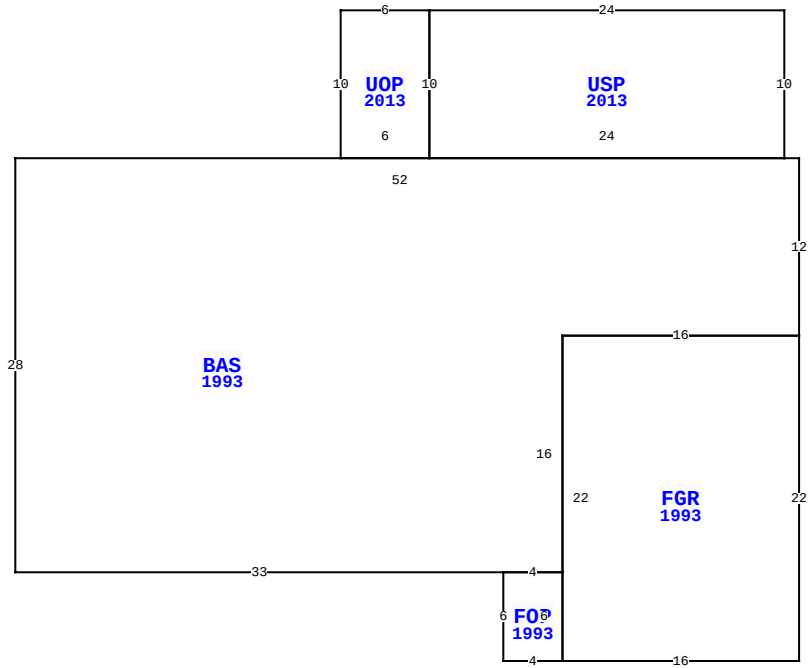
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	172,651
FGR	352	55	194	27,276
FOP	24	30	7	985
UOP	60	20	12	1,687
USP	240	30	72	10,123
TOTALS	1,904		1,513	212,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,513	138.0060	172.51	261,008	1980	1980	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2017 Heated Area: 1228 HX Base Yr 2017



767 GROVE PARK CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,722
TOTAL MARKET OB/XF VALUE		1,572
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		334,294
SOH/AGL Deduction		175,814
ASSESSED VALUE		158,480
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,480
TOTAL JUST VALUE		334,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0114	REPAIR/RRF	2,500	09/01/1993
0057	REPAIR/RRF	1,100	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0244	1/24/2022	SW	U	I	11	100
GRANTOR: CONBOY ALLISON & JONA						
GRANTEE: CONBOY ALLISON						
2032/1905	3/07/2016	WD	Q	I	01	195,000
GRANTOR: VANPUYMBROUCK ROBERT						
GRANTEE: CONBOY ALLISON & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2013] N10 W24 UOP=[YR=2013] W6 S10 E6 N10$ S10 E24 $ W52 S28 E33 FOP=[YR=1993] S6E4 FGR=[YR=1993] E16 N22 W16S22$ N6 W4$ E4 N16 E16 N12$.

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	100	0	0	930.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,572	

LAND DESCRIPTION

TOTAL OB/XF 1,572

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