BLOCK 1 LOT 7
IN OR 2090/674
GROVE PARK SUB PB 4/52 & 53

KOSS TERRY W & CINDY M
685 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0001-0070

BUILDING CHARACTERISTICS

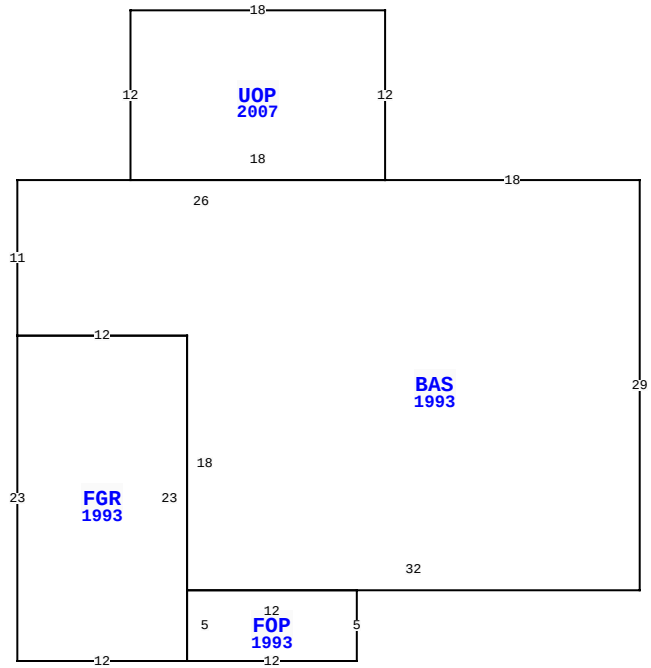
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
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	1,060	100	1,060	152,453
FGR	276	55	152	21,861
FOP	60	30	18	2,589
UOP	216	20	43	6,184
TOTALS	1,612		1,273	183,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,273	137.3861	171.73	218,612	1980	1997	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2017 Heated Area: 1060 HX Base Yr 2017



685 GROVE PARK CIR, 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		183,088
TOTAL MARKET OB/XF VALUE		4,190
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		307,278
SOH/AGL Deduction		157,914
ASSESSED VALUE		149,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,364
TOTAL JUST VALUE		307,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25485	REPAIR/RRF	3,571	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2090/0674	12/20/2016	WD	Q	I	01	200,000
GRANTOR: KOSS GERALD W						
GRANTEE: KOSS TERRY W & CIND						
1493/1727	4/20/2007	WD	Q	I		180,000
GRANTOR: HOLLOWAY THOMAS L						
GRANTEE: KOSS GERALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=2007] N12 W18 S12 E18$ W26 S11 FGR=[YR=1993] S23 E12 FOP=[YR=1993] E12 N5 W12S5$ N23 W12$ E12 S18 E32 N29$.

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	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	1980	1980	3	32.5	862	
2	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	1998	1998	3	75	3,159	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1980	1980	3	32.5	169	

LAND DESCRIPTION

TOTAL OB/XF 4,190

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