BLOCK 1 LOT 8
IN OR 2192/1207
GROVE PARK SUB PB 4/52 & 53

LEMMOND RONNIE G & DONNA D
3600 VIA DEL MAR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0001-0080

BUILDING CHARACTERISTICS

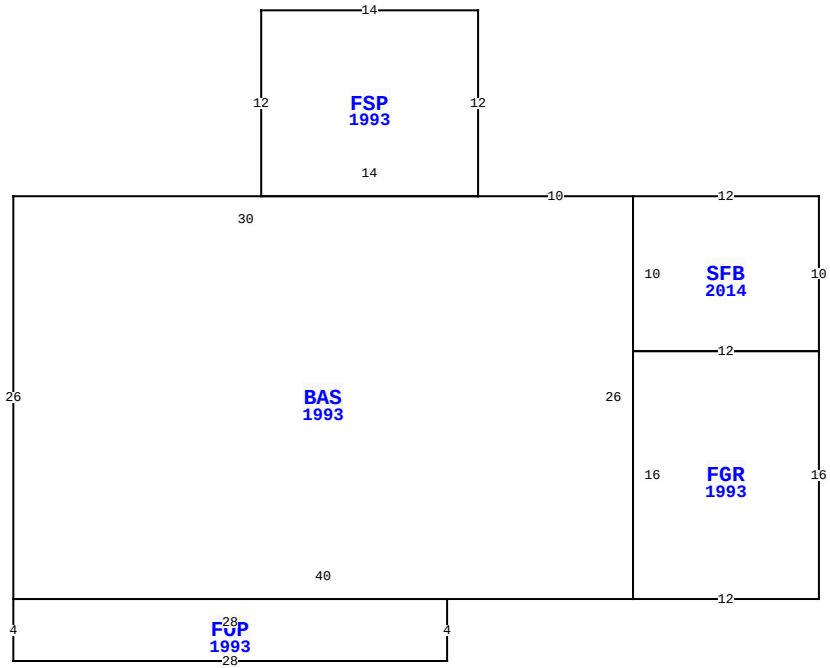
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,040	100	1,040	160,788
FGR	192	55	106	16,388
FOP	112	30	34	5,257
FSP	168	40	67	10,359
SFB	120	80	96	14,842
TOTALS	1,632		1,343	207,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,343	143.7821	179.73	241,377	1980	2000	0	0	0	13.98	86.02

1 SNGL FAM – 0% - 0 Heated Area: 1136 HX Base Yr



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

679 GROVE PARK CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	207,632
TOTAL MARKET OB/XF VALUE	2,784
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	330,416
SOH/AGL Deduction	80,189
ASSESSED VALUE	250,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,227
TOTAL JUST VALUE	330,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2192/1207	3/30/2018	WD	Q	I	01	219,900
GRANTOR: GUEDEZ GUSTAVO E GONZ						
GRANTEE: LEMMOND RONNIE G &						
1942/0807	10/14/2014	WD	Q	I	01	143,100
GRANTOR: ADAMS VICTORIA A						
GRANTEE: GUEDEZ GUSTAVO E GO						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2014] W12 BAS=[YR=1993] W10 FSP=[YR=1993] N12 W14 S12 E14$ W30 S26 FOP=[YR=1993] S4 E28N4W28$ E40 FGR=[YR=1993] E12 N16 W12S16$ N26$ S10 E12 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	0810	CONCRETE A	0	0	0	0	790.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,669	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1995	1995	3	70	273	
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	20.10	20.10	100	2002	2002	3	20	804	
4	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1980	1980	3	32.5	38	

LAND DESCRIPTION

TOTAL OB/XF 2,784

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	0		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