BLOCK 1 LOT 10
IN OR 1032/384
GROVE PARK SUB PB 4/52 & 53

ROWE DONALD E & SANDRA R
667 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

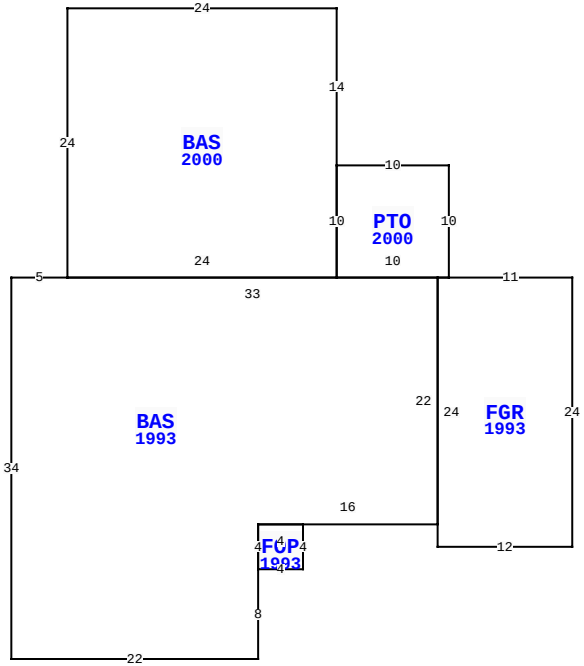
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,100	100	1,100	134,583
BAS	576	100	576	70,472
FGR	288	55	158	19,331
FOP	16	30	5	612
PTO	100	5	5	612
TOTALS	2,080		1,844	225,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,844	129.6420	162.05	298,820	1980	1980	0	0	0	24.50	75.50

1 SNGL FAM – 100% - 1995 Heated Area: 1676 HX Base Yr 1995



667 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		225,609
TOTAL MARKET OB/XF VALUE		2,775
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		348,384
SOH/AGL Deduction		229,966
ASSESSED VALUE		118,418
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,418
TOTAL JUST VALUE		348,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212592	REPAIR/RRF	0	03/01/2021
B9906305	ADDITION	24,192	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1032/0384	1/22/2002	WD	U	I	06	100
GRANTOR: MCCLAIN SANDRA						
GRANTEE: ROWE DONALD E & SAN						
0708/1068	7/05/1994	WD	Q	I		64,500
GRANTOR: STALVEY STANLEY & PAT						
GRANTEE: MCCLAIN SANDRA						

BUILDING NOTES

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	537.00	SF	5.20	5.20	100	1980	1980	3	32.5	908	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1980	1980	3	32.5	127	
4	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1980	1980	3	32.5	25	

BUILDING DIMENSIONS

FGR=[YR=1993] W11 PTO=[YR=2000] N10 W10 BAS=[YR=2000] N14 W24 S24 BAS=[YR=1993] W5 S34 E22 N8 FOP=[YR=1993] E4 N4 W4 S4 $ N4 E16 N22 W33 $ E24 N10 $ S10 E10 $ W1 S24 E12 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 2,775

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