BLOCK 2 LOT 5
IN OR 1202/454
GROVE PARK REPLAT PB 4/81

COOP EDWARD & ROSEMARY
750 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

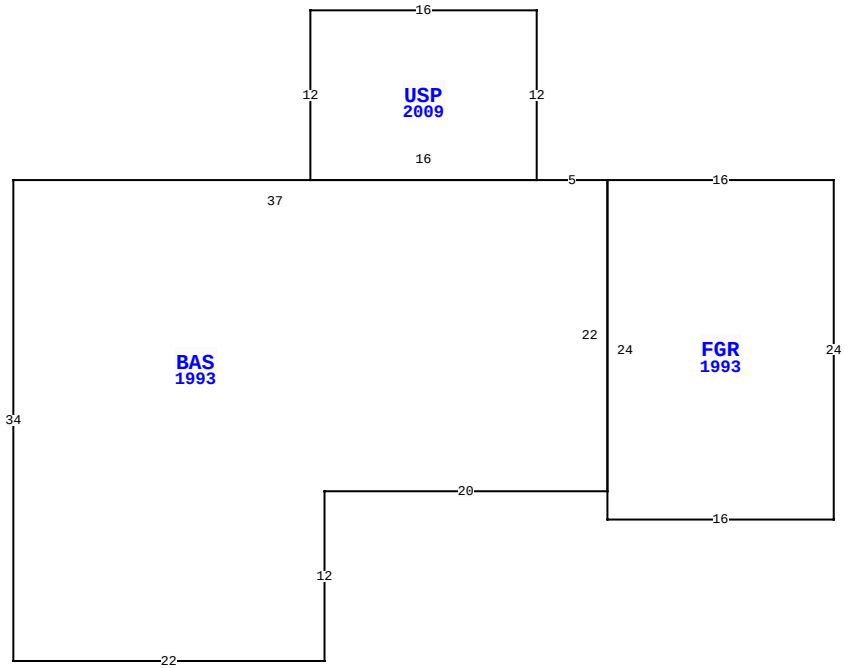
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,188	100	1,188	169,434
FGR	384	55	211	30,093
USP	192	30	58	8,272
TOTALS	1,764		1,457	207,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,457	161.8434	202.30	294,751	1981	1984	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 2017 Heated Area: 1188 HX Base Yr



750 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		207,799
TOTAL MARKET OB/XF VALUE		4,171
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		331,970
SOH/AGL Deduction		170,985
ASSESSED VALUE		160,985
TOTAL EXEMPTION VALUE	13	160,985
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		331,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1202/0454	1/16/2004	WD	Q	I		145,000
GRANTOR: LATINA CARLA & FRANCI						
GRANTEE: COOP EDWARD & ROSEM						
1069/1534	7/19/2002	WD	U	I	01	100
GRANTOR: BORIA SOPHIE A						
GRANTEE: LATINA CARLA J & FR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W5 USP=[YR=2009] N12 W16 S12 E16$ W37 S34 E22 N12 E20 N22$ S24 E16 N24$.

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	95.00	SF	5.20	5.20	100	1981	1981	3	35	173	
2	0811	CONCRETE B	0	100	0	0	495.00	SF	5.20	5.20	100	1981	1981	3	35	901	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
4	0811	CONCRETE B	0	100	0	0	264.00	SF	5.20	5.20	100	1984	1984	3	44	604	
5	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2000	2000	3	20	300	
6	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2000	2000	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 4,171

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