BLOCK 2 LOT 10
GROVE PARK REPLAT PB 4/81

SCIALES JAMES G & SANDY
664 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0270-0002-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

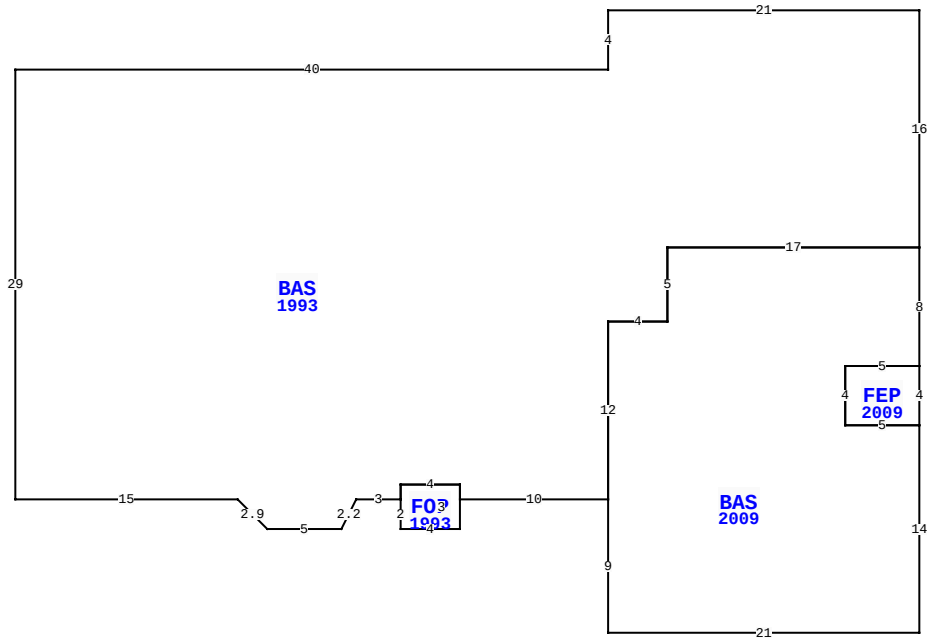
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,525 | 100 | 1,525 | 188,579 |
| BAS | 506 | 100 | 506 | 62,571 |
| FEP | 20 | 80 | 16 | 1,978 |
| FOP | 12 | 30 | 4 | 495 |
| TOTALS | 2,063 | | 2,051 | 253,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 2,051 | 130.4243 | 163.03 | 334,375 | 1981 | 1990 | 0 | 0 | 0 | 24.15 | 75.85 |

1 SNGL FAM – 100% - 2023 Heated Area: 2031 HX Base Yr 2023




664 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 | | 253,623 |
| TOTAL MARKET OB/XF VALUE | | 15,439 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 389,062 |
| SOH/AGL Deduction | | 19,696 |
| ASSESSED VALUE | | 369,366 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 319,366 |
| TOTAL JUST VALUE | | 389,062 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 358,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311355 | XFOB | 7,560 | 06/01/2003 |
| 0082 | H/AC | 3,000 | 06/01/1993 |
| 6465 | REPAIR/RRF | 1,900 | 10/28/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2581/1485 | 7/25/2022 | QC | U | I | 11 | 100 |
| GRANTOR: SCIALES JAMES G | | | | | | |
| GRANTEE: SCIALES JAMES G & S | | | | | | |
| 2283/0858 | 6/18/2019 | WD | Q | I | 01 | 280,000 |
| GRANTOR: CLINES RAYMOND LIVING | | | | | | |
| GRANTEE: SCIALES JAMES G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 S4 W40 S29 E15 D2 R2 E5 U2 R1 E3
FOP=[YR=1993] S2 E4 N3 W4 S1$ N1 E4 S1 E10 BAS=[YR=2009] S9 E21 N14 FEP=[YR=2009] N4 W5 S4 E5$ W5 N4 E5 N8 W17 S5 W4 S12$ N12 E4 N5 E17 N16$.

## 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 | 0861 | POOL GUNIT | 0 | 100 | 32 | 17 | 544.00 | SF | 85.00 | 85.00 | 100 | 1981 | 1981 | 3 | 20 | 9,248 | |
| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,198.00 | SF | 5.20 | 5.20 | 100 | 1981 | 1981 | 3 | 35 | 2,180 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 28 | 18 | 504.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 22 | 1,109 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 168.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 35 | 382 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 354.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 35 | 805 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,439

| 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