BLOCK 2 LOT 11 &
PT OF LOT 91 OF
OCEAN BREEZE FARMS PB 2/19

BARRY ERNEST LUTHER
653 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0002-0110

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

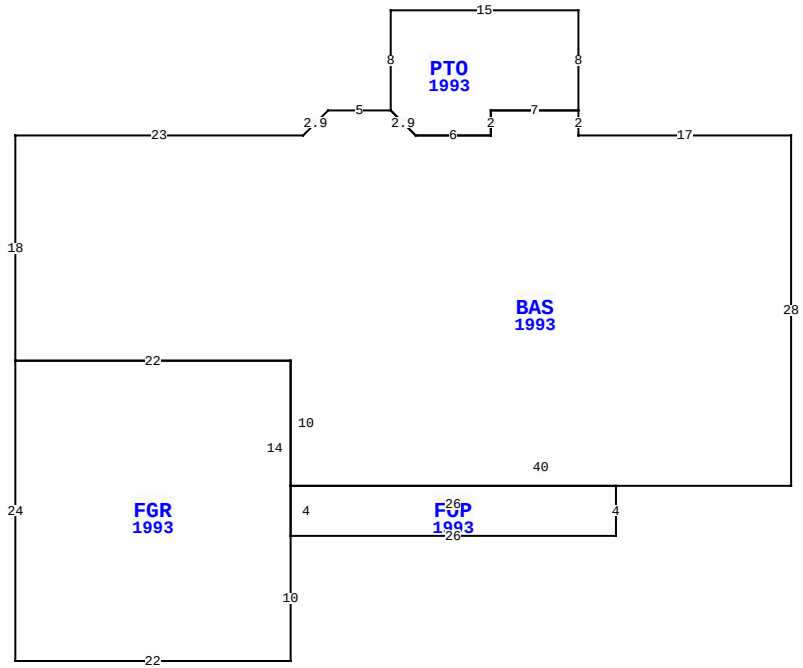
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	187,065
FGR	528	55	290	35,136
FOP	104	30	31	3,756
PTO	134	5	7	848
TOTALS	2,310		1,872	226,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,872	132.5940	165.74	310,265	1981	1985	0	0	0	26.90	73.10

1 SNGL FAM – 100% - 2003 Heated Area: 1544 HX Base Yr 2003



653 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		226,804
TOTAL MARKET OB/XF VALUE		5,647
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		352,451
SOH/AGL Deduction		228,815
ASSESSED VALUE		123,636
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,636
TOTAL JUST VALUE		352,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1552	11/18/2002	WD	Q	I		128,000
GRANTOR: BERNARD DEBORAH C						
GRANTEE: BARRY ERNEST LUTHER						
0995/1614	7/05/2001	WD	Q	I		128,000
GRANTOR: KETCHEM JOHN T & LANA						
GRANTEE: BERNARD DEBORAH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N2PTO=[YR=1993] N8 W15 S8 D2 R2 E6 N2 E7$ W7 S2 W6 U2 L2 W5 D2 L2 W23 S18 FGR=[YR=1993] S24 E22 N10 FOP=[YR=1993] E26 N4 W26S4$ N14 W22$ E22 S10 E40 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	870.00	SF	5.20	5.20	100	1981	1981	3	35	1,583	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	
4	0810	CONCRETE A	0	100	0	0	473.00	SF	6.50	6.50	100	1993	1993	3	66	2,029	

LAND DESCRIPTION

TOTAL OB/XF 5,647

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