BLOCK 2 LOT 12
GROVE PARK REPLAT PB 4/81

LANE HOLLY
647 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

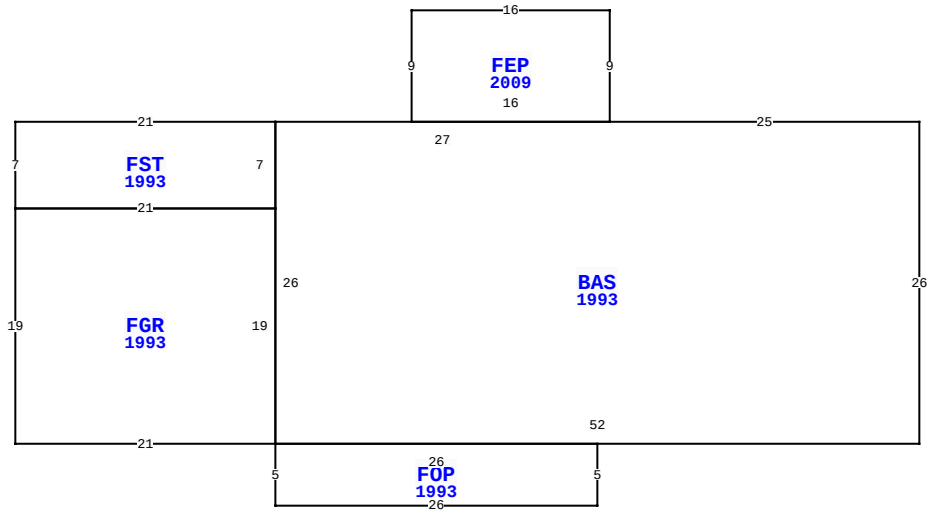
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	185,797
FEP	144	80	115	15,804
FGR	399	55	219	30,096
FOP	130	30	39	5,360
FST	147	55	81	11,132
TOTALS	2,172		1,806	248,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,806	134.0700	167.59	302,668	1980	1980	0	0	0	18.00	82.00

1 SNGL FAM – 0% - 2024 Heated Area: 1352 HX Base Yr



647 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	248,188
TOTAL MARKET OB/XF VALUE	6,372
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	374,560
SOH/AGL Deduction	0
ASSESSED VALUE	374,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,560
TOTAL JUST VALUE	374,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/334	7/05/2023	TD	Q	I	01	435,000
GRANTOR: LOMBARD MARK R SUCCES						
GRANTEE: LANE HOLLY						
2067/0985	8/08/2016	QC	U	I	11	100
GRANTOR: LOMBARD RAYMOND R						
GRANTEE: LOMBARD FAMILY REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=2009] N9 W16 S9 E16$ W27
FST=[YR=1993] W21 S7 FGR=[YR=1993] S19 E21 FOP=[YR=1993] S5
E26 N5 W26 $ N19 W21$ E21 N7$ S26 E52 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	0	0	0	1,199.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,559	
3	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	1994	1994	3	68	636	
4	0825	BRICK	0	0	0	0	180.00	SF	6.25	6.25	100	1994	1994	3	90	1,013	
5	0940	SHEDS/PORT	0	0	16	16	256.00	SF	30.00	30.00	100	2002	2002	3	20	1,536	

LAND DESCRIPTION

TOTAL OB/XF 6,372

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