BLOCK 2 LOT 14
GROVE PARK REPLAT PB 4/81

SZEWCZYK JOSEPH P/SMITH TAMMY LYNN
655 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0270-0002-0140**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

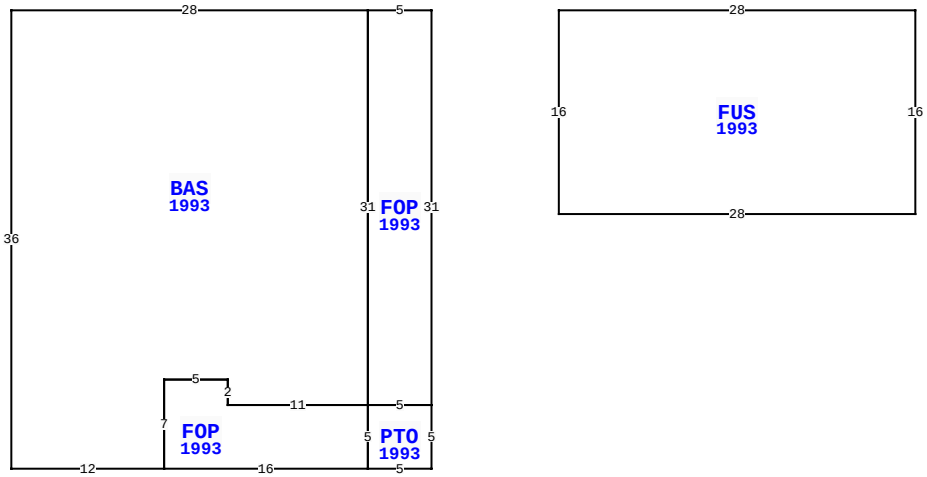
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 918 | 100 | 918 | 150,234 |
| FOP | 90 | 30 | 27 | 4,419 |
| FOP | 155 | 30 | 46 | 7,528 |
| FUS | 448 | 100 | 448 | 73,316 |
| PTO | 25 | 5 | 1 | 164 |
| TOTALS | 1,636 | | 1,440 | 235,660 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 1,440 | 147.1080 | 183.88 | 264,787 | 1981 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 1366 HX Base Yr 2020




655 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 | | 235,660 |
| TOTAL MARKET OB/XF VALUE | | 5,361 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 361,021 |
| SOH/AGL Deduction | | 152,550 |
| ASSESSED VALUE | | 208,471 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 158,471 |
| TOTAL JUST VALUE | | 361,021 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,786 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2301/1337 | 8/30/2019 | WD | Q | I | 01 | 265,000 |
| GRANTOR: THOMPSON DEBORAH | | | | | | |
| GRANTEE: SZEWCZYK JOSEPH P & | | | | | | |
| 2196/1263 | 5/15/2018 | WD | Q | I | 01 | 249,900 |
| GRANTOR: MORRIS RODNEY G & SUS | | | | | | |
| GRANTEE: THOMPSON DEBORAH | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=1993] W5 BAS=[YR=1993] W28 S36 E12 FOP=[YR=1993] E16 PTO=[YR=1993] E5N5W5S5$ N5 W11 N2 W5 S7$ N7 E5 S2 E11 N31$ S31 E5 N31$ PTR=E10 FUS=[YR=1993] E28 S16 W28 N16$ W10$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,208.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 2,875 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 22 | 528 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 10 | 9 | 90.00 | SF | 7.50 | 7.50 | 100 | 2004 | 2004 | 3 | 36 | 243 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,361

| 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