BLOCK 3 LOT 2
IN OR 1316/1
GROVE PARK SUB PB 4/52 & 53

ADKINS WILLIAM T & CAROLYN M/
680 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

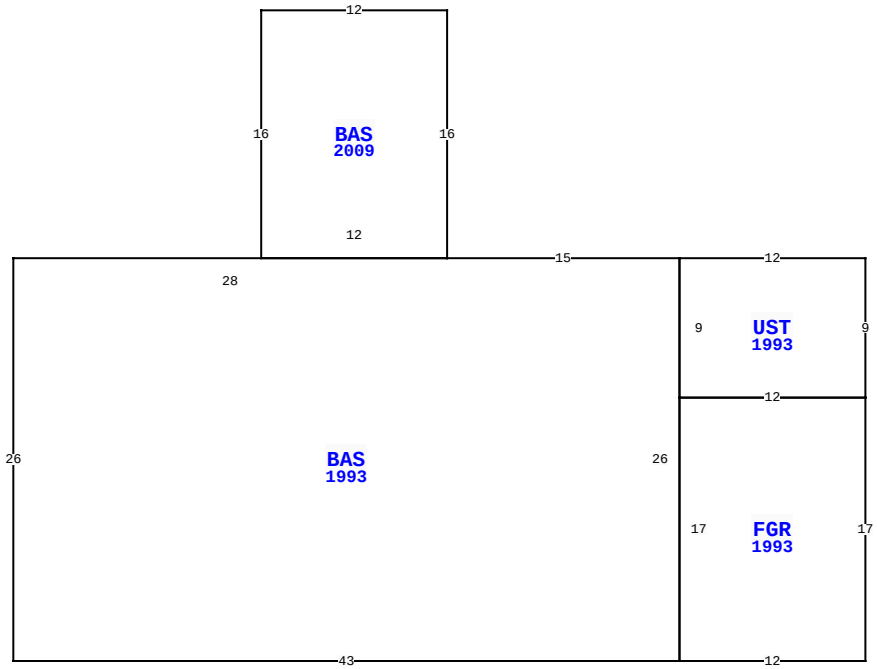
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,118	100	1,118	166,835
BAS	192	100	192	28,651
FGR	204	55	112	16,713
UST	108	45	49	7,312
TOTALS	1,622		1,471	219,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,471	143.4008	179.25	263,677	1980	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2007 Heated Area: 1310 HX Base Yr 2007



680 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		219,511
TOTAL MARKET OB/XF VALUE		2,228
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		341,739
SOH/AGL Deduction		225,020
ASSESSED VALUE		116,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,719
TOTAL JUST VALUE		341,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0001	5/09/2005	QC	U	I	01	100
GRANTOR: ADKINS KELLI L						
GRANTEE: ADKINS WILLIAM T &						
0998/0319	7/17/2001	WD	Q	I		113,500
GRANTOR: PEPPLER MARK D & SUSA						
GRANTEE: ADKINS WILLIAM T &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W15 BAS=[YR=2009] N16 W12 S16 E12$ W28 S26 E43 FGR=[YR=1993] E12 N17 W12 S17$ N26$ S9 E12 N9$.

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	1,003.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,695	
2	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1983	1983	3	41	320	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1983	1983	3	41	213	

LAND DESCRIPTION

TOTAL OB/XF 2,228

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