BLOCK 3 LOT 3
OR 234/464
GROVE PARK SUB PB 4/52 & 53

WOODS J W & PEGGY A
674 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

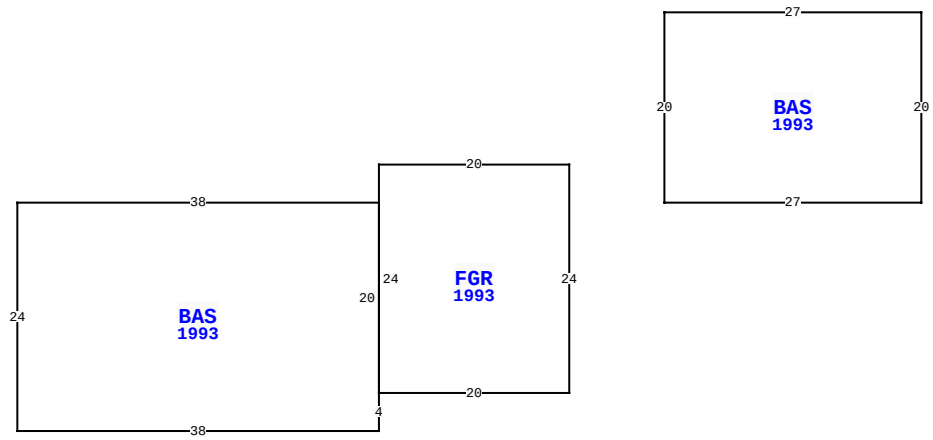
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	540	100	540	74,648
BAS	912	100	912	126,072
FGR	480	55	264	36,494
TOTALS	1,932		1,716	237,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,716	132.8400	166.05	284,942	1977	1985	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 0 Heated Area: 1452 HX Base Yr



674 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		237,214
TOTAL MARKET OB/XF VALUE		3,425
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		360,639
SOH/AGL Deduction		251,753
ASSESSED VALUE		108,886
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,886
TOTAL JUST VALUE		360,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0234/0464	3/01/1977	WD	Q	I		38,000
GRANTOR:						
GRANTEE:						
0229/0343	1/01/1976	WD	Q	V		3,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W38 S24 E38 N4 N20 $
BAS=[YR=1993;ORIG=57,0] N20 W27 S20 E27 $
FGR=[YR=1993;ORIG=0,20] E20 N24 W20 S24 $
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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	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	200.00	SF	4.00	4.00	100	1980	1980	3	32.5	260	
3	0812	CONCRETE C	0	100	0	0	864.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,123	
4	0812	CONCRETE C	0	100	0	0	93.00	SF	4.00	4.00	100	1980	1980	3	32.5	121	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	1998	1998	3	20	293	

LAND DESCRIPTION

TOTAL OB/XF 3,425

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