BLOCK 3 LOT 5
GROVE PARK SUB PB 4/52 & 53

LAMB MICHAEL L/E/
662 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034-9134

2024

00-00-30-0270-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

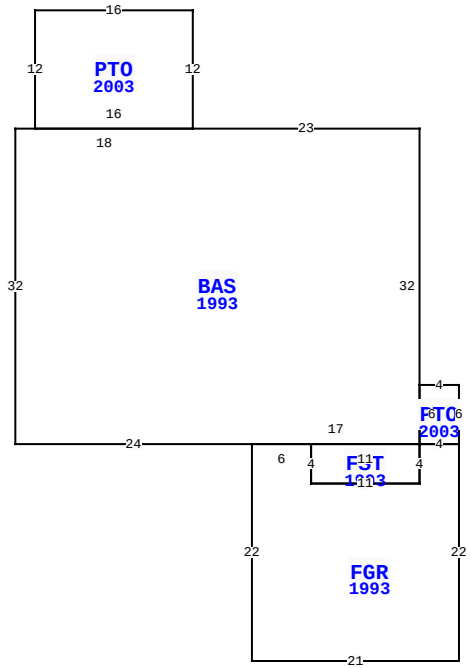
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,312	100	1,312	144,549
FGR	418	55	230	25,340
FST	44	55	24	2,645
PTO	24	5	1	110
PTO	192	5	10	1,102
TOTALS	1,990		1,577	173,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,577	130.3800	162.98	257,019	1975	1975	0	0	0	32.40	67.60

1 SNGL FAM – 100% - 2012 Heated Area: 1312 HX Base Yr 2012



662 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		173,745
TOTAL MARKET OB/XF VALUE		1,232
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		294,977
SOH/AGL Deduction		194,768
ASSESSED VALUE		100,209
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		45,209
TOTAL JUST VALUE		294,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23181	REMODEL	5,000	01/01/2010
B22351	REMODEL	5,000	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1406	7/22/2020	LE	U	I	11	100
GRANTOR: LAMB MICHAEL						
GRANTEE: LAMB LLOYD J JR & J						
1417/0885	6/06/2006	WD	Q	I		203,000
GRANTOR: NEAFUS SANDRA K						
GRANTEE: LAMB MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 PTO=[YR=2003] N12 W16 S12 E16 $ W18 S32
E24 FGR=[YR=1993] S22 E21 N22 PTO=[YR=2003] N6 W4 S6
FST=[YR=1993] S4 W11 N4 E11 $ E4$ W4 S4 W11 N4 W6$ E17 N32 $
.

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	911.00	SF	5.20	5.20	100	1975	1975	3	26	1,232	

LAND DESCRIPTION

TOTAL OB/XF 1,232

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