BLOCK 3 LOT 8
IN OR 2065/663
GROVE PARK REPLAT PB 4/81

CRISMAN NANCY G L/E/
677 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

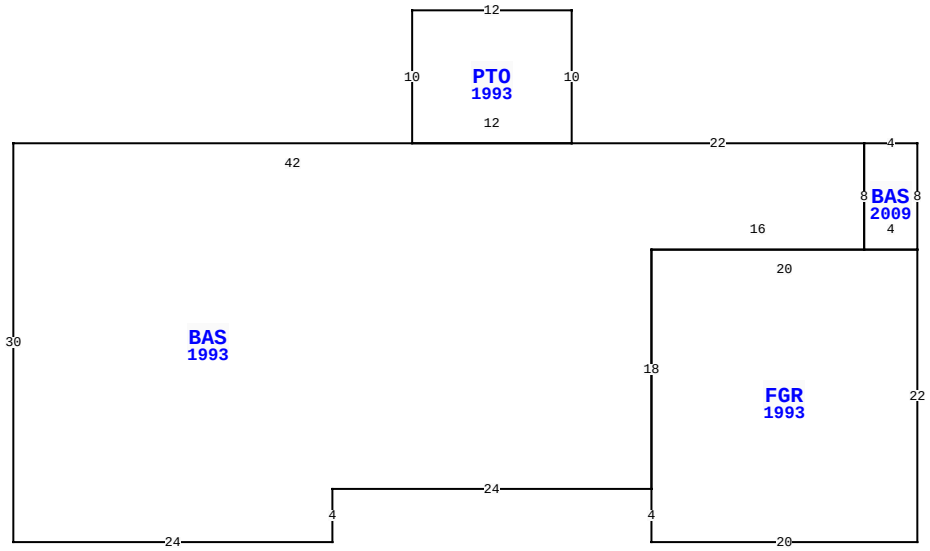
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	199,821
BAS	32	100	32	4,344
FGR	440	55	242	32,851
PTO	120	5	6	815
TOTALS	2,064		1,752	237,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,752	134.0700	167.59	293,618	1981	1985	0	0	0	19.00	81.00

1 SNGL FAM – 100% - 2016 Heated Area: 1504 HX Base Yr 2016



677 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		237,831
TOTAL MARKET OB/XF VALUE		9,252
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		367,083
SOH/AGL Deduction		209,643
ASSESSED VALUE		157,440
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,440
TOTAL JUST VALUE		367,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/0663	8/15/2016	WD	U	I	11	100
GRANTOR: CRISMAN NANCY G						
GRANTEE: CRISMAN NANCY G L/E						
1983/0540	3/26/2015	WD	U	I	11	100
GRANTOR: O'BRIEN MONTE F & THE						
GRANTEE: CRISMAN NANCY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 BAS=[YR=1993] W22 PTO=[YR=1993] N10 W12 S10 E12$ W42 S30 E24N4 E24 FGR=[YR=1993] S4 E20 N22 W20 S18$ N18 E16 N8$ S8 E4 N8 $.

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	984.00	SF	1.56	1.56	100	1981	1981	3	35	537	
2	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	1981	1981	3	35	225	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2018	2018	3	97	2,522	
4	0510	GARAGE WD-	0	100	14	14	196.00	SF	35.00	35.00	100	2018	2018	3	87	5,968	

LAND DESCRIPTION

TOTAL OB/XF 9,252

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