

LURIA JACQUELINE L
683 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-0270-0003-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		19	COMMON BRK 100							0900	11	1,723	153.7500	192.19	331,143	1981	1985	0	0	29.00	71.00	VALUATION BY STANDARD											
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2005										Heated Area: 1412 HX Base Yr 2005													
Roof Cover		03	COMP SHNGL 100							Detailed site map showing building footprint and surrounding areas. The main building is labeled BAS 1993. Other structures are labeled UOP 2009, FOP 1993, and FGR 1993.										BUILDING MARKET VALUE 235,112													
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 3,283													
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET 120,000													
Interior Floo		07	CORK/VTILE 20																	TOTAL MARKET VALUE 358,395													
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction 231,164													
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE 127,231													
Bedrooms			3 100																	TOTAL EXEMPTION VALUE HX HB SX WX 105,000													
Bathrooms			2 100																	BASE TAXABLE VALUE 22,231													
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE 358,395													
Stories Units		1.	1. 100 0 100																	NCON VALUE 0													
BUD8 Adjustme		05	DIST 1A 100							INCOME VALUE																							
										PREVIOUS YEAR MKT VALUE 328,399																							
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	1,412	100	1,412	192,674																													
FGR	462	55	254	34,659																													
FOP	30	30	9	1,228																													
UOP	240	20	48	6,550																													
TOTALS		2,144	1,723	235,112																													
EXTRA FEATURES										683 GROVE PARK CIR, FERNANDINA BEACH																							
										BLD DATE				LGL DATE		03/14/2024		MLU															
										XF DATE				LAND DATE																			
										INC DATE				AG DATE																			
L N	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	0811	CONCRETE B	0 100	0	0	114.00	SF	5.20	5.20	100	1981	1981	3	35	207																		
3	0811	CONCRETE B	0 100	0	0	880.00	SF	3.12	3.12	100	1981	1981	3	35	961																		
4	1242	WD DECK A	0 100	20	10	200.00	SF	10.00	10.00	100	1998	1998	3	20	400																		
LAND DESCRIPTION										TOTAL OB/XF 3,283																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																