

BLOCK 3 LOT 10
IN OR 738/70
GROVE PARK REPLAT PB 4/81

SNYDER DANIEL E & VALERIE K
689 GROVE PARK CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0270-0003-0100



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/LAMMT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,311	100	1,311	183,274
BAS	12	100	12	1,677
BAS	144	100	144	20,130
BAS	484	100	484	67,662
TOTALS	1,951		1,951	272,743

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,182.00	SF	2.80	2.80	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0825	BRICK	0	100	0	0	146.00	SF	12.50	12.50	
4	0855	CONC PAVER	0	100	0	0	495.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,951	132.3529	165.44	322,773	1981	1990	0	0	15.50	84.50
1 SNGL FAM - 100% - 1996 Heated Area: 1951 HX Base Yr 1996											
689 GROVE PARK CIR, FERNANDINA BEACH											

TOTAL OB/XF											
7,446											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		272,743	
TOTAL MARKET OB/XF VALUE		7,446	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		400,189	
SOH/AGL Deduction		270,238	
ASSESSED VALUE		129,951	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		79,951	
TOTAL JUST VALUE		400,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4779	REPAIR/RRF	4,779	04/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0738/0070	8/30/1995	WD	Q	I	
GRANTOR: GENTER MICHAEL C & CH					SALE PRICE 83,000
GRANTEE: SNYDER DANIEL E & V					
0633/0830	8/13/1991	WD	U	I	07
GRANTOR: BARNETT BANK					
GRANTEE: GENTER MITCHEL & C					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W27 BAS=[YR=2009] W8 BAS=[YR=2009] N4 W22 S22 E22 N18\$ S18 E8N18 \$ S18 BAS=[YR=2009] S3 E4 N3 W4\$ E4 S3 W4 S28 E27 N49 \$.											