

LOTS 5 & 7
IN OR 1225/454 & OR 1066/613
GURNIE OAKS SUB PB 5/2

BRINKLEY RONALD C
1607 AVERY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0280-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	3026.00

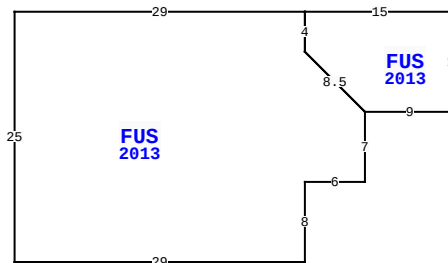
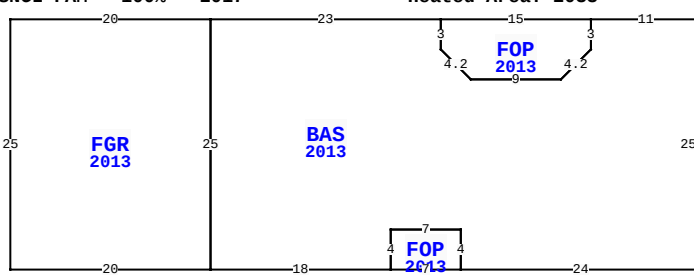
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	130,489
FGR	500	55	275	32,155
FOP	28	30	8	936
FOP	81	30	24	2,806
FUS	132	100	132	15,434
FUS	785	100	785	91,787

TOTALS	2,642	2,340	273,606
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	743.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	244.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2200	62.00		2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,340	98.8820	123.60	289,224	2013	2013	0	0	5.40	94.60
1 SNGL FAM - 100% - 2017						Heated Area: 2033			HX Base Yr 2017		



1607 AVERY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	0811	CONCRETE B	0 100	0	0	743.00	SF	5.20	5.20	100	2010	2010	3	91	3,516	
2	0810	CONCRETE A	0 100	0	0	244.00	SF	6.50	6.50	100	2010	2010	3	91	1,443	
3	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2010	2010	3	91	1,609	

TOTAL OB/XF													6,568		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	RSF-2200	0.00	62.00	2.00	LT		1.00	1.00	0.75	100,000.00	75,000.00	150,000.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		273,606			
TOTAL MARKET OB/XF VALUE		6,568			
TOTAL LAND VALUE - MARKET		150,000			
TOTAL MARKET VALUE		430,174			
SOH/AGL Deduction		270,783			
ASSESSED VALUE		159,391			
TOTAL EXEMPTION VALUE		HX HB SX 100,000			
BASE TAXABLE VALUE		59,391			
TOTAL JUST VALUE		430,174			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		417,804			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514470	CO ISSUED	0	06/23/2016
M10497	MECH OTHER	0	10/01/2005
P09370	OTHER	0	04/01/2005
E14350	ELEC OTHER	0	02/01/2005
R07149	REPAIR/RRF	13,000	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1225/0454	4/26/2004	WD	Q	V	
GRANTOR: WILLIAMS LYDIA MCCLEE					SALE PRICE
GRANTEE: BRINKLEY RONALD C					10,000

BUILDING NOTES									
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BAS=[YR=2013;ORIG=0,0] W11 S3 D3L3 W9 U3L3 N3 W23 S25 E18 N4 E7 S4 E24 N25 \$
FUS=[YR=2013;ORIG=-15,40] W29 S25 E29 N8 E6 N7 U6L6 N4 \$
FGR=[YR=2013;ORIG=-49,0] W20 S25 E20 N25 \$
FUS=[YR=2013;ORIG=0,40] W15 S4 D6R6 E9 N10 \$
FOP=[YR=2013;ORIG=-11,0] W15 S3 D3R3 E9 U3R3 N3 \$
FOP=[YR=2013;ORIG=-31,25] E7 N4 W7 S4 \$
PTR=[ORIG=0,0] S40 N40 \$