

LOT 30
IN OR 603/923
ISLAND BLUFF SUB PB 5/92

WILLIAMS GEORGE JR & CHARLOTTE
1712 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0030-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	12	CEDAR 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1.5 100		
Frame		02 WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1,126	154,158
FGR	464	55	255	34,911
FOP	76	30	23	3,149
TOTALS	1,666		1,404	192,218

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,404	131.7992	164.75	231,309	1986	1986	0	0	16.90	83.10

1 SNGL FAM - 100% - 1991

Heated Area: 1126

HX Base Yr 1991

25

44

12

2

13

2

19

4

19

BAS

1993

FOP

1993

25

29

16

29

16

FGR

1993

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/03/2024 MLU

NASSAU COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8			Tax Dist:				
BUILDING MARKET VALUE				192,218			
TOTAL MARKET OB/XF VALUE				1,761			
TOTAL LAND VALUE - MARKET				150,000			
TOTAL MARKET VALUE				343,979			
SOH/AGL Deduction				256,743			
ASSESSED VALUE				87,236			
TOTAL EXEMPTION VALUE			HX	HB	50,000		
BASE TAXABLE VALUE				37,236			
TOTAL JUST VALUE				343,979			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				295,112			

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	28	3	84.00	SF	5.20	5.20
2	0811	CONCRETE B	0 100	48	10	480.00	SF	5.20	5.20
3	0811	CONCRETE B	0 100	12	10	120.00	SF	5.20	5.20
TOTAL OB/XF 1,761									

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-2	0.00	0.00	1.00
Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000									