



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	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2009.00
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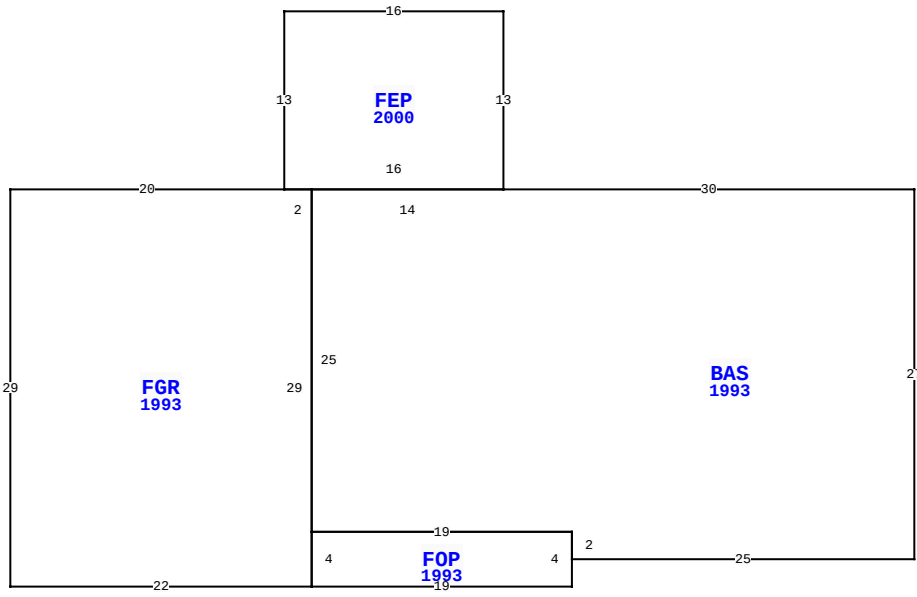
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	163,584
FEP	208	80	166	23,613
FGR	638	55	351	49,929
FOP	76	30	23	3,271

TOTALS	2,072	1,690	240,398
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00

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	0006	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,690	132.0200	165.02	278,884	1987	1995	0	0	0 13.80	86.20
1 SNGL FAM - 100% - 2023 Heated Area: 1150 HX Base Yr 2023											



1714 PHEASANT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	100	1987	1987	3	52	2,650	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	52	254	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	

TOTAL OB/XF													3,288		
L N	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000			
Total Acres: 0.00		Total Land Value: 150,000				Market: 0				Agricultural: 0					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										240,398	
TOTAL MARKET OB/XF VALUE										3,288	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										393,686	
SOH/AGL Deduction										40,261	
ASSESSED VALUE										353,425	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										303,425	
TOTAL JUST VALUE										393,686	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										343,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000083	REMODEL	0	06/01/2000
4040	NEW CONSTR	39,440	04/23/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2592/0649	9/20/2022	WD	Q	I	02	426,000			
GRANTOR: ARSENAULT DONNA M & T									
GRANTEE: LINDBECK CATHY DORO									
1773/0630	1/09/2012	LE	U	I	30	100			
GRANTOR: SCHWAGER DOROTHY B									
GRANTEE: WORTHINGTON BARRY C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 FEP=[YR=2000] N13 W16 S13 FGR=[YR=1993] W20 S29 E22 FOP=[YR=1993] E19 N4 W19S4\$ N29 W2\$ E16\$ W14 S25 E19 S2 E25 N27\$.									