LOT 33
IN OR 851/1489
ISLAND BLUFF SUB PB 5/92

**FOSTER GREGORY L & CHRISTINE A**
1724 PHEASANT LANE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-031B-0033-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

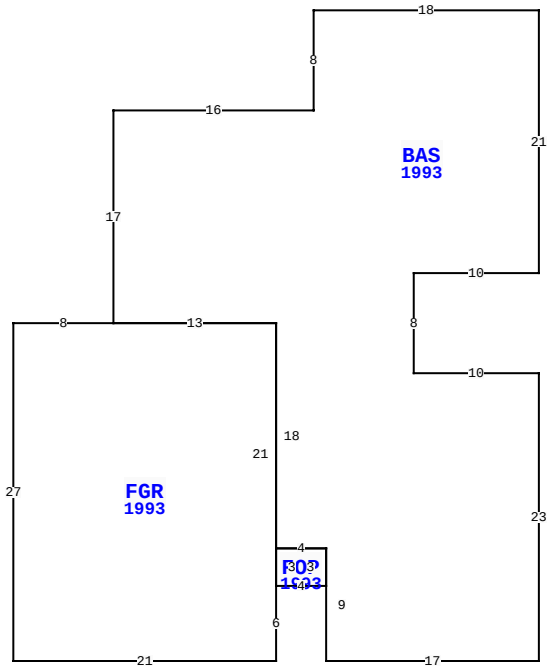
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 12 | CEDAR 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| NEIGHBORHOOD/LOC | 2009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,173 | 100 | 1,173 | 160,828 |
| FGR | 567 | 55 | 312 | 42,778 |
| FOP | 12 | 30 | 4 | 549 |
| TOTALS | 1,752 | | 1,489 | 204,155 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,489 | 132.3144 | 165.39 | 246,266 | 1986 | 1986 | 0 | 0 | 0 | 17.10 | 82.90 |

1 SNGL FAM – 100% - 1999 Heated Area: 1173 HX Base Yr 1999




1724 PHEASANT LN, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,155 |
| TOTAL MARKET OB/XF VALUE | | 7,289 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 361,444 |
| SOH/AGL Deduction | | 253,393 |
| ASSESSED VALUE | | 108,051 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 58,051 |
| TOTAL JUST VALUE | | 361,444 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,217 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/1489 | 10/09/1998 | WD | Q | I | | 102,000 |
| GRANTOR: CLEMONS JOHN W & LESL | | | | | | |
| GRANTEE: FOSTER GREGORY & CH | | | | | | |
| 0491/0121 | 6/01/1986 | WD | Q | I | | 70,700 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S8 W16 S17 FGR=[YR=1993] W8 S27 E21 N6
FOP=[YR=1993] E4 N3 W4 S3 $ N21 W13 $ E13 S18 E4 S9 E17 N23
W10 N8 E10 N21 $ .

## EXTRA FEATURES

| LN | 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 | 20 | 4 | 80.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 49.5 | 257 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 48 | 768.00 | SF | 5.85 | 5.85 | 100 | 1986 | 1986 | 3 | 49.5 | 2,224 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 160 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 18 | 14 | 252.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 504 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 16 | 8 | 128.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 49.5 | 412 | |
| 7 | 0825 | BRICK | 0 | 100 | 2 | 67 | 134.00 | SF | 12.50 | 12.50 | 100 | 1993 | 1993 | 3 | 89 | 1,491 | |
| 8 | 0820 | WOOD WALK | 0 | 100 | 3 | 10 | 30.00 | SF | 11.75 | 11.75 | 100 | 1990 | 1990 | 3 | 40 | 141 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,289

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS