

LOT 34
IN OR 2187/1489
ISLAND BLUFF SUB PB 5/92

SWAFFORD JUDY J L/E/
1726 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0034-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 70								0900	01	1,464	134.1912	167.74	245,571	1986	1988	0	0	0	16.45	83.55	VALUATION BY																										
Exterior Wall	12	CEDAR 30								1 SNGL FAM - 100% - 2003										Heated Area: 1099										HX Base Yr 2003																			
Roof Structure	03	GABLE/HIP 100								BAS 1993 FGR 1993 FOP 1993																				Tax Group: 8										Tax Dist:									
Roof Cover	12	MODULAR MT 100																												BUILDING MARKET VALUE										205,175									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										5,336									
Interior Floor	14	CARPET 80																												TOTAL LAND VALUE - MARKET										150,000									
Interior Floor	11	CLAY TILE 20								TOTAL MARKET VALUE										360,511																													
Air Condition	03	CENTRAL 100								SOH/AGL Deduction										240,971																													
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE										119,540																													
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB WX SX																													
Bathrooms	1.5	100								BASE TAXABLE VALUE										14,540																													
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										360,511																													
Stories	1.	1. 100								NCON VALUE										0																													
Units	0	100								INCOME VALUE																																							
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE										311,117																													
Occupancy	00	NONE 100																																															
Quality																						06 Quality Level 06																											
DOR CODE																						0100 SINGLE FAMILY																											
MAP NUM																						MKT AREA																											
NEIGHBORHOOD/LOC																						2009.00																											
AREA TYPE																						TOTAL GROSS AREA																											
PCT OF BASE																						TOT ADJ AREA																											
SUBAREA MARKET VALUE																																																	
BAS																						1,099																											
FGR																						621																											
FOP																						76																											
TOTALS																						1,796																											
EXTRA FEATURES																						1726 PHEASANT LN, FERNANDINA BEACH																											
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																						04/03/2024																											
AG DATE																						MLU																											
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
FGR=[YR=1993] W23 BAS=[YR=1993] W43 S25 E12 S2 E12																																																	
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 \$ S27 E23 N27 \$.																																																	
LAND DESCRIPTION																						TOTAL OB/XF																											
5,336																																																	
L N																						USE CODE																											
CLS																						LAND USE DESCRIPTION																											
CAP																						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																											
OTHER ADJUSTMENTS AND NOTES																						YEAR																											
DENSITY																						DECL																											
FRZ																						YR																											
CONSRV																																																	
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																											