

CRUZ CARLI YANNELLO
1745 PHEASANT LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0036-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				216,391				
TOTAL MARKET OB/XF VALUE				27,667				
TOTAL LAND VALUE - MARKET				150,000				
TOTAL MARKET VALUE				394,058				
SOH/AGL Deduction				256,060				
ASSESSED VALUE				137,998				
TOTAL EXEMPTION VALUE				HX	HB	50,000		
BASE TAXABLE VALUE				87,998				
TOTAL JUST VALUE				394,058				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				346,225				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B16981		SWIM POOL			15,000		01/01/2006	
3478		NEW CONSTR			26,147		07/01/1986	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/382		3/29/2024		WD	Q	I	01	545,000
GRANTOR: MILLER JANET								
GRANTEE: CRUZ CARLI YANNELLO								
0770/0746		9/06/1996		WD	Q	I		62,000
GRANTOR: BRACKETT CHRISTOPHER								
GRANTEE: MILLER JANET								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W22 PT0=[YR=1993] N6 W12 S10 E12 N4 \$ S4 W17 S21 W2 S6 E2 S12 E13 FOP=[YR=1993] E4 N4 BAS=[YR=2007] E22 N18 W12 N4 W10 S22 \$ N4 W4 S8 \$ N8 E4 N18 E10 S4 E12 N21 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
50,000								
Common: 150,000				PRINTED 08/06/2024 BY SYS				