

PERRYMAN JOSH B/MCSWAIN KELLIE
1733 PHEASANT LN
FERNANDINA BEACH, FL 32034

00-00-30-031B-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

12CEDAR 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100
3 100
1.5 100

02WOOD FRAME 100
1. 1. 100
0 100

05DIST 1A 100
00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1181001,118153,528

FGR4945527237,352

FOP6030182,472

TOTALS1,6721,408193,352

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01004416704.00SF6.506.5010019861986349.52,265

20810CONCRETE A010022366.00SF6.506.5010019861986349.5212

30810CONCRETE A01001012120.00SF6.506.5010019861986349.5386

40810CONCRETE A01004416.00SF6.506.5010019861986349.551

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR1000006RSF-20.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE01/31/2024BYKBA

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,408132.5168165.65233,235198619860017.1082.90

1 SNGL FAM - 100% - 2023Heated Area: 1118HX Base Yr 2023

26431926262119415

BAS1993FGR1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE193,352

TOTAL MARKET OB/XF VALUE2,914

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE346,266

SOH/AGL Deduction39,895

ASSESSED VALUE306,371

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE256,371

TOTAL JUST VALUE346,266

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE297,448

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2536/18531/28/2022WD U I 30310,000

GRANTOR: HAAG DETLEV & ANNETTE

GRANTEE: PERRYMAN JOSH B & K

1369/070511/28/2005WD Q I 161,000

GRANTOR: AULD LAND SYNE INC

GRANTEE: HAAG DETLEV & ANNET

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W43 S26 E22 FOP=[YR=1993] S4 E15 N4 W15 \$ E21 N26 \$ S26 E19 N26 \$.