

ROMINES ROY MICHAEL
771 KENNETH CT
FERNANDINA BEACH, FL 32034

00-00-30-0320-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure

1603WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

1204MODULAR MT 100 PLYWOOD 100
09PINE WOOD 100
03CENTRAL 100
04AIR DUCTED 100 2 100
1100WOOD FRAME 100 1. 1. 100
000100NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100SINGLE FAMILY

MKT AREA02

2029.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

88010088083,907

TOTALS

88088083,907

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B01000552.00SF4.164.16100199919993771,768

20755FSP0100258200.00SF20.0020.0010020052005324960

30855CONC PAVER01000996.00SF7.007.00100201420143956,623

40510GARAGE WD-01002030600.00SF35.0035.001002017201738417,640

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RM100.00132.001.00LT1.001.001.00120,000.00120,000.00120,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 120,000Market: 0Agricultural: 0Common: 120,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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

010001880120.2040114.19100,487196019900016.5083.50

1 SINGLE FAM - 100% - 2018Heated Area: 880HX Base Yr 2018

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

83,90726,991120,000230,89872,527158,37150,000108,371230,8980207,975

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2114/16814/19/2017WDQI01150,000

GRANTOR: MCAFEE ROGER M & DENI

GRANTEE: ROMINES ROY MICHAEL

1923/18476/19/2014WDQI01120,000

GRANTOR: HORRELL VICTOR

GRANTEE: MCAFEE ROGER M & DE

BUILDING NOTES

BAS=[YR=1993] W40 S22 E40 N22\$.