PT OF LOT 25
OR 144 PG 368 D OF C
E O FRIEND SUB DB Z/165

TANNER LOWEISE H
2048 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-034B-0025-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

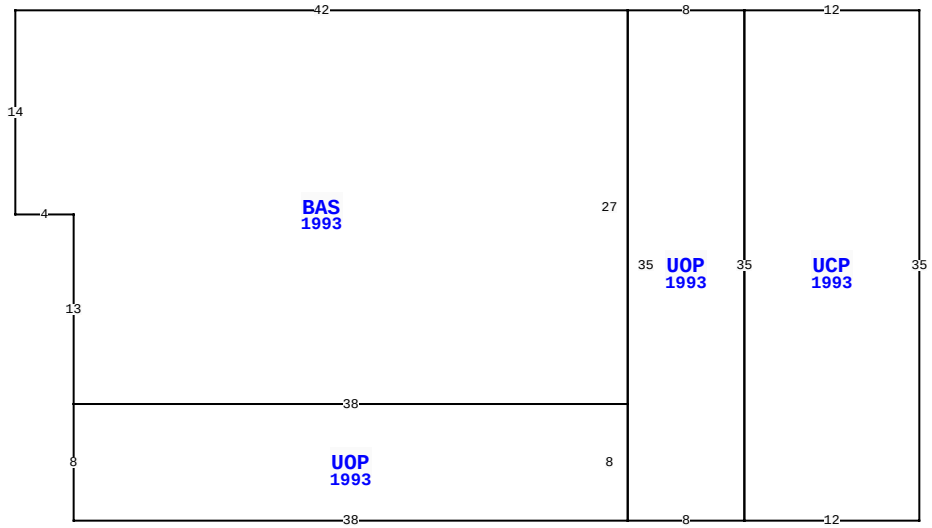
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,082	100	1,082	75,191
UCP	420	20	84	5,837
UOP	280	20	56	3,892
UOP	304	20	61	4,239
TOTALS	2,086		1,283	89,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,283	95.0000	90.25	115,791	1947	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 0 Heated Area: 1082 HX Base Yr



2048 FRIENDLY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		89,159
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		230,359
SOH/AGL Deduction		176,392
ASSESSED VALUE		53,967
TOTAL EXEMPTION VALUE	HX HB WX	33,967
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		230,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S14 E4 S13 UOP=[YR=1993] S8 E38
UOP=[YR=1993] E8 UCP=[YR=1993] E12 N35 W12S35$ N35 W8 S35$
N8W38$ E38 N27$.

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	0940	SHEDS/PORT	0	100	0	0	24.00	SF	30.00	30.00	100	1980	1980	3	20	144	
2	0810	CONCRETE A	0	100	0	0	500.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,056	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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-	2140.00	185.00	140.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	140,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS