BLOCK J LOTS 5 & 6
& W 1/2 OF LOT 7
IN OR 96 PG 159

EDWARDS CHARLES E & GRACE S
735 PELICAN LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000J-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

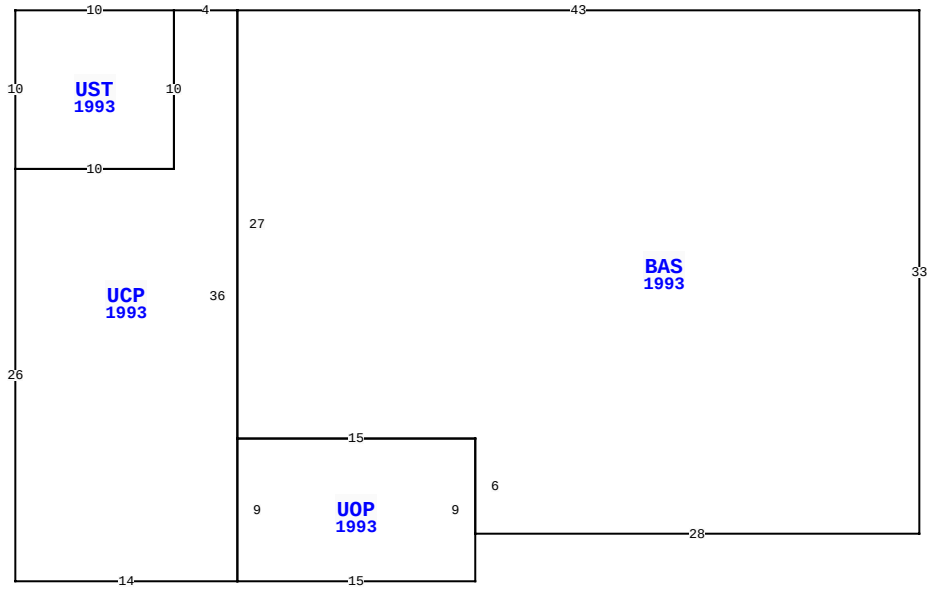
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 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	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1,329	109,390
UCP	404	20	81	6,667
UOP	135	20	27	2,222
UST	100	45	45	3,704
TOTALS	1,968		1,482	121,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,482	126.4800	120.16	178,077	1961	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1329 HX Base Yr



735 PELICAN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,467
TOTAL MARKET OB/XF VALUE		12,472
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		336,939
SOH/AGL Deduction		216,346
ASSESSED VALUE		120,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,593
TOTAL JUST VALUE		336,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E00-6543	CHNGE SRVC	235	04/17/2000
M00-4169	H/AC	710	04/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0096/0159	1/01/1969	TA	U	I		13,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UCP=[YR=1993] W4 UST=[YR=1993] W10 S10 E10N10$ S10 W10 S26 E14 N36 $ S27 UOP=[YR=1993] S9 E15 N9W15$ E15 S6 E28 N33$.

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	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	100	2005	2005	3	86	2,477	
2	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2005	2005	3	86	6,880	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 12,472

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	0006	RSF-	2150.00	200.00	150.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	195,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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

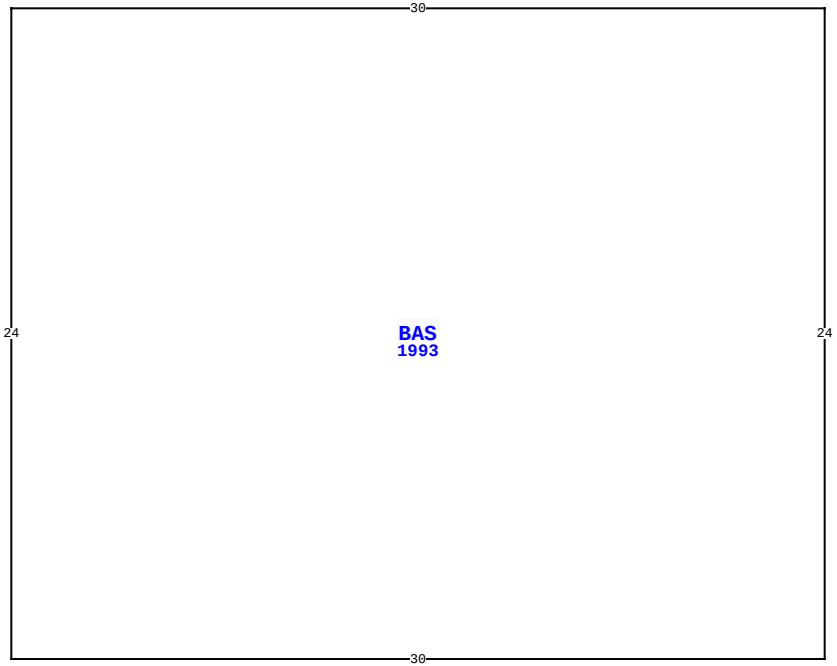
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,485
TOTALS	720		720	7,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	59.4000	20.79	14,969	1979	1979	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr



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GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 E30 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 08/06/2024 BY SYS