

PT OF LOTS 44 & 45 &
PT ABNDED R/W RES# 2003-55
IN OR 2421/131

FALLON RICHARD R & KATHY J L/E/
770 QUEENS WAY
FERNANDINA BEACH, FL 32034

2024

00-00-30-044B-0044-0010



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	2021.00
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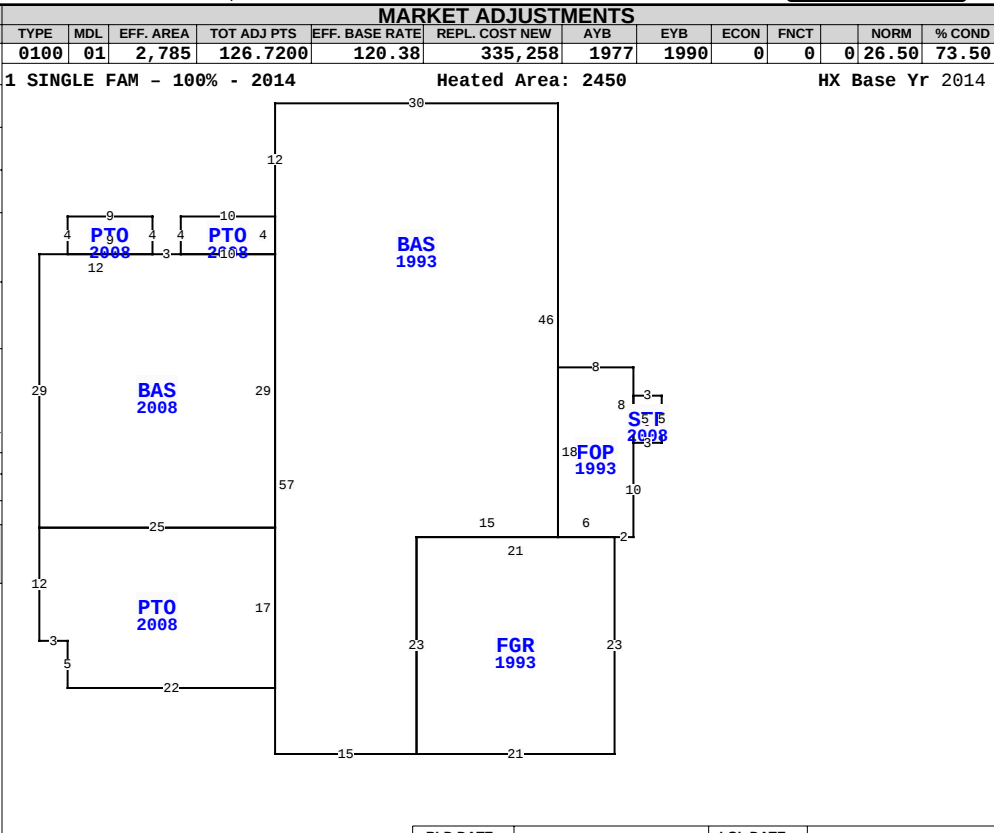
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	152,627
BAS	725	100	725	64,148
FGR	483	55	266	23,535
FOP	144	30	43	3,804
PTO	36	5	2	177
PTO	40	5	2	177
PTO	410	5	20	1,770
STP	15	10	2	177

TOTALS	3,578		2,785	246,415
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	1977	1977	3	28	1,266	
3	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	1990	1990	3	20	2,772	
4	0866	POOL FIBER	0	100	40	20	800.00	SF	72.00	72.00	100	2007	2007	3	31	17,856	
5	0812	CONCRETE C	0	100	0	0	3,015.00	SF	4.00	4.00	100	2007	2007	3	88	10,613	
6	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	2009	2009	3	40	572	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



770 QUEENS WAY, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	34,479
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	1977	1977	3	28	1,266	
3	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	1990	1990	3	20	2,772	
4	0866	POOL FIBER	0	100	40	20	800.00	SF	72.00	72.00	100	2007	2007	3	31	17,856	
5	0812	CONCRETE C	0	100	0	0	3,015.00	SF	4.00	4.00	100	2007	2007	3	88	10,613	
6	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	2009	2009	3	40	572	

TOTAL OB/XF																	34,479
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.15	AC		1.00	1.00	1.00	300,000.00	300,000.00	345,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				257,805	
TOTAL MARKET OB/XF VALUE				34,479	
TOTAL LAND VALUE - MARKET				345,000	
TOTAL MARKET VALUE				637,284	
SOH/AGL Deduction				360,433	
ASSESSED VALUE				276,851	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				226,851	
TOTAL JUST VALUE				637,284	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				571,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13552	DUCT WORK	1,000	01/01/2008
B20848	ADDITION	55,000	12/01/2007
B18304	SWIM POOL	12,500	08/01/2006
8054	REPAIR/RRF	2,500	05/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0131	12/22/2020	LE	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RYAN						
2370/0841	6/24/2020	WD	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RICHARD R &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W30 S12 PTO=[YR=2008] W10 S4 BAS=[YR=2008] W3 PTO=[YR=2008] N4 W9 S4 E9 \$ W12 S29 PTO=[YR=2008] S12 E3 S5 E22 N17 W25\$ E25 N29 W10\$ E10 N4\$ S57 E15 FGR=[YR=1993] E21 N23 FOP=[YR=1993] E2 N10 STP=[YR=2008] E3 N5 W3 S5\$ N8 W8 S18 E6\$ W21 S23\$ N23 E15 N46\$.						

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																
ELEMENT		CD	05 AVERAGE 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM		% COND		VALUATION BY		STANDARD												
Exterior Wall		02	SHED 100		6500		01	680	95.7000	33.50		22,780		1977	1987	0	0	0 50.00		50.00		Tax Group: 8		Tax Dist:												
Roof Structur		03	COMP SHNGL 100		2		GARAGE RES - 100% - 2014										Heated Area: 600										HX Base Yr 2014									
Roof Cover		05	DRYWALL 100		22		8										8										BUILDING MARKET VALUE		257,805							
Interior Wall		05	DRYWALL 100		20		20										20										TOTAL MARKET OB/XF VALUE		34,479							
Interior Floo		03	CONC FINSH 100		20		20										20										TOTAL LAND VALUE - MARKET		345,000							
Air Condition		03	CENTRAL 100		20		20										20										TOTAL MARKET VALUE		637,284							
Heating Type		04	AIR DUCTED 100		20		20										20										SOH/AGL Deduction		276,851							
Bedrooms		00	0 100		20		20										20										ASSESSED VALUE		50,000							
Bathrooms		00	0 100		20		20										20										TOTAL EXEMPTION VALUE		HX HB							
Frame		02	WOOD FRAME 100		20		20										20										BASE TAXABLE VALUE		226,851							
Stories		1.2	1.2 100		20		20										20										TOTAL JUST VALUE		637,284							
Units		00	0 100		20		20										20										NCON VALUE		0							
Occupancy		00	NONE 100		20		20										20										INCOME VALUE									
					20		20										20										PREVIOUS YEAR MKT VALUE		571,665							