LOT 7
PINE MEADOW SUB PB 3/58

GUNES NAIF
9617 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2024

00-00-30-0520-0007-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

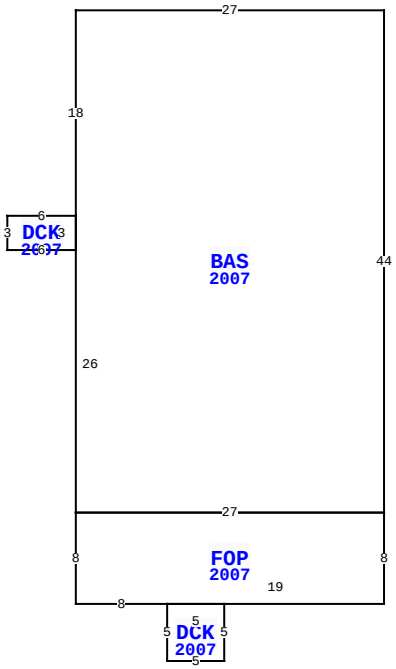
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	101,484
DCK	18	10	2	171
DCK	25	10	2	171
FOP	216	30	65	5,553
TOTALS	1,447		1,257	107,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,257	115.4400	92.35	116,084	2007	2007	0	0	0	7.50	92.50

1 SFR MODULR – 0% - 2024 Heated Area: 1188 HX Base Yr



553 PINE RD, FERNANDINA BEACH

BLD DATE	10/22/2007	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	107,378
TOTAL MARKET OB/XF VALUE	2,687
TOTAL LAND VALUE - MARKET	129,600
TOTAL MARKET VALUE	239,665
SOH/AGL Deduction	0
ASSESSED VALUE	239,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,665
TOTAL JUST VALUE	239,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12027	OTHER	0	01/01/2007
C618705	CO ISSUED	0	12/01/2006
M12333	MECH OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/48	5/07/2024	SW	U	I	18	265,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: GUNES NAIF						
2687/1393	12/27/2023	SW	U	I	11	100
GRANTOR: NAVY FEDERAL CREDIT U						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 S18 DCK=[YR=2007] W6 S3 E6 N3$ S26
FOP=[YR=2007] S8 E8 DCK=[YR=2007] S5 E5 N5 W5$ E19 N8 W27$
E27 N44$.

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	0504	FP-ELECTRI	0	0	6	4	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0855	CONC PAVER	0	0	6	8	48.00	SF	10.00	10.00	100	2007	2007	3	88	422	
3	0855	CONC PAVER	0	0	10	5	50.00	SF	10.00	10.00	100	2008	2008	3	89	445	

LAND DESCRIPTION

TOTAL OB/XF 2,687

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	0		RSF-	2108.00	135.00	108.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	129,600							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 129,600 Market: 0 Agricultural: 0 Common: 129,600 PRINTED 08/06/2024 BY SYS