LOTS 24 & N1/2 OF 26
RAYON TERRACE PB 3/31

POTEAT BOBBY K II &/SNOW CAMERON H
2148 RAYON RD
FERNANDINA BEACH, FL 32035

2024

00-00-30-0540-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06

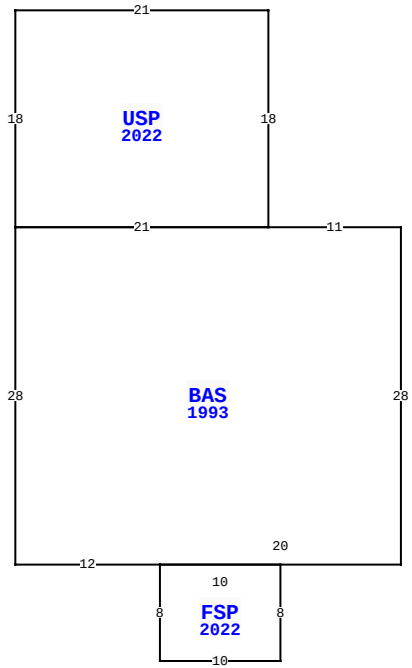
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	143,851
FSP	80	40	32	5,138
USP	378	30	113	18,142
TOTALS	1,354		1,041	167,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	11	1,041	175.1220	166.37	173,191	1955	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 896 HX Base Yr 2024



2148 RAYON RD, 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		167,129
TOTAL MARKET OB/XF VALUE		3,014
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		267,643
SOH/AGL Deduction		0
ASSESSED VALUE		267,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,643
TOTAL JUST VALUE		267,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704155	REMODEL	2,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2622/1776	2/27/2023	WD	Q	I	01	325,000
GRANTOR: ANTUN FRANK & LAUREN						
GRANTEE: POTEAT BOBBY K II &						
2314/1687	10/24/2019	WD	Q	I	01	177,000
GRANTOR: 2148 RAYON RD LLC						
GRANTEE: ANTUN FRANK M & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=2022] N18 W21 S18 E21$ W21 S28 E12
FSP=[YR=2022] S8 E10 N8 W10 $ E20 N28 $.

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	0751	UOP	0	100	21	6	126.00	SF	10.00	10.00	100	2000	2000	3	28	353	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2002	2002	3	82	2,661	

LAND DESCRIPTION

TOTAL OB/XF 3,014

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-2	75.00	152.00	75.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 08/06/2024 BY SYS