

LOT 6
ST PATRICKS COVE PB 3/26

SMITH VIRGINIA R
615 DONNIE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-0660-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1,122	108,001
BAS	850	100	850	81,819
FGR	288	55	158	15,209
FOP	20	30	6	577
FOP	784	30	235	22,620
FUS	850	100	850	81,819
PTO	15	5	1	97
UOP	150	20	30	2,888

TOTALS	4,079		3,252	313,029
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EXTRA FEATURES	
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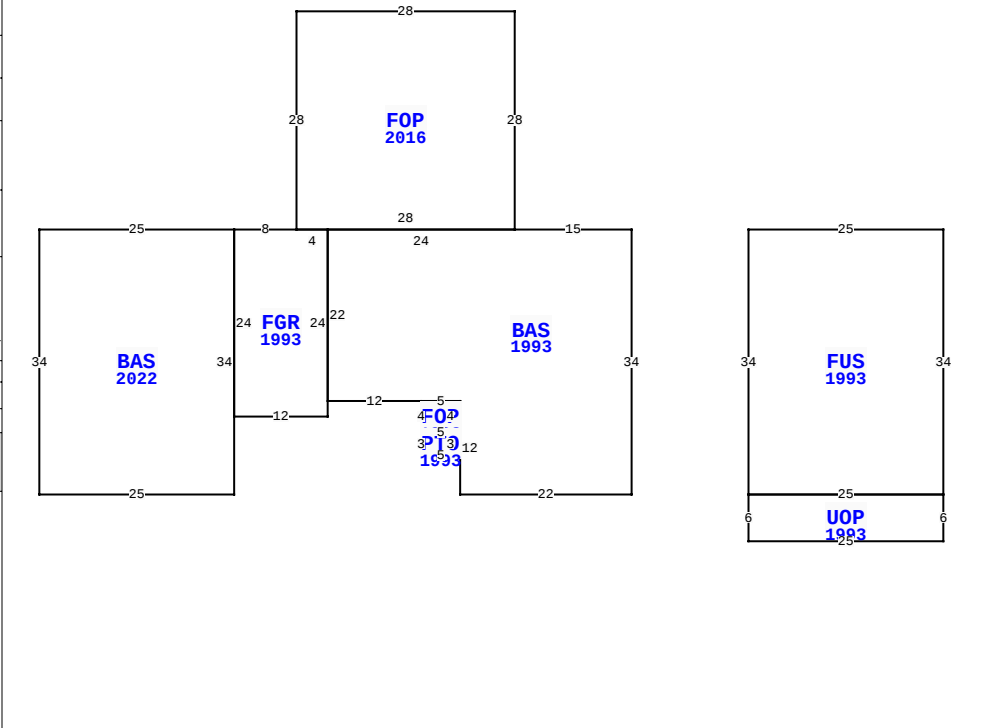
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	2,412.00	SF	5.20	5.20	100	2015	2015	3	95	11,915	
2	1242	WD DECK A	0 100	34	4	136.00	SF	10.00	10.00	100	2009	2009	3	40	544	
3	1242	WD DECK A	0 100	0	0	88.00	SF	10.00	10.00	100	2009	2009	3	40	352	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	74	3,700	

LAND DESCRIPTION	
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF	2125.00	100.00	125.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	162,500							

REVIEW DATE	12/27/2022	BY	TWA	Total Acres:	0.00	Total Land Value:	162,500	Market:	0	Agricultural:	0	Common:	162,500	PRINTED 08/06/2024 BY	SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,252	113.2060	107.55	349,753	1982	2002	0	0	10.50	89.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2822 HX Base Yr 2022												



615 DONNIE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	74	3,700	

TOTAL OB/XF	16,511
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF	2125.00	100.00	125.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	162,500							

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NASSAU COUNTY PROPERTY												
PAGE 1 of 1												

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		313,029
TOTAL MARKET OB/XF VALUE		16,511
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		492,040
SOH/AGL Deduction		30,297
ASSESSED VALUE		461,743
TOTAL EXEMPTION VALUE		60,000
BASE TAXABLE VALUE		401,743
TOTAL JUST VALUE		492,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632652	SUMKITCH	17,186	07/01/2016
B21981	REMODEL	14,264	10/01/2008
2051	H/AC	0	02/12/1987
8874	GARAGE	18,580	02/12/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2416/0954	12/14/2020	WD Q I	02
430,000			

GRANTOR: WALDIS ALBERT G LIVIN			
GRANTEE: SMITH VIRGINIA R			
2063/1292	8/04/2016	WD U I	11
100			
GRANTOR: WALDIS ALBERT G			
GRANTEE: ALBERT G WALDIS LIV			

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=2016] N28 W28 S28 FGR=[YR=1993] W8
BAS=[YR=2022] W25 S34 E25 N34 \$ S24 E12 N24 W4\$ E28\$ W24S22
E12 FOP=[YR=1993] S4 PTO=[YR=1993] S3 E5 N3 W5 \$ E5 N4 W5\$
E5 S12 E22 N34 \$ PTR= E15 FUS=[YR=1993] E25 S34 UOP=[YR=1993]
S6 W25N6 E25 \$ W25 N34 \$W15 \$.