LOT 5
CASHEN LOT 20 PB 3/38

**PIERSANTI EDWARD B & JACQUELINE**
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0700-0005-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

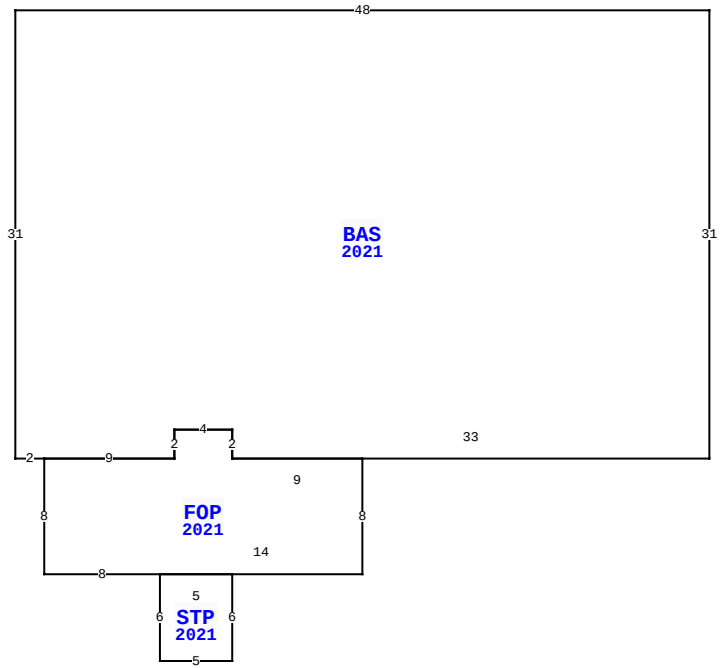
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 2018.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,480 | 100 | 1,480 | 131,459 |
| FOP | 184 | 30 | 55 | 4,885 |
| STP | 30 | 10 | 3 | 267 |
| TOTALS | 1,694 | | 1,538 | 136,611 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,538 | 111.5880 | 89.27 | 137,297 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

2 SFR MODULR – 100% - 2020 Heated Area: 1480 HX Base Yr 2020




624 ELIZABETH 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 | | 136,611 |
| TOTAL MARKET OB/XF VALUE | | 15,731 |
| TOTAL LAND VALUE - MARKET | | 124,800 |
| TOTAL MARKET VALUE | | 277,142 |
| SOH/AGL Deduction | | 59,890 |
| ASSESSED VALUE | | 217,252 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 162,252 |
| TOTAL JUST VALUE | | 277,142 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,652 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP240005313 | ABOVE GROUND POOL | 8,500 | 05/02/2024 |
| 20211360 | CO ISSUED | 0 | 04/01/2021 |
| 6981 | CHNGE SRVC | 0 | 10/01/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/982 | 6/27/2024 | QC | U | I | 11 | 100 |
| GRANTOR: PIERSANTI EDWARD B | | | | | | |
| GRANTEE: PIERSANTI EDWARD B | | | | | | |
| 1755/1470 | 9/13/2011 | WD | U | I | 12 | 70,300 |
| GRANTOR: DICKEY ROGER W JR & C | | | | | | |
| GRANTEE: PIERSANTI EDWARD B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W48 S31 E2 FOP=[YR=2021] S8 E8 STP=[YR=2021] S6 E5 N6 W5$ E14 N8 W9 N2 W4 S2 W9$ E9N2 E4 S2 E33 N31$.

### 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 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 12 | 216.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 1,296 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,484.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 99 | 5,877 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 93 | 1,860 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,301.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 6,698 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,731

| 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-2 | 80.00 | 200.00 | 80.00 | FF | | 1.00 | 1.00 | 1.20 | 1,300.00 | 1,560.00 | 124,800 | | | | | | | |

REVIEW DATE 08/13/2021 BY DJ Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/06/2024 BY SYS