LOT 7
PT OR 732 PG 64
CASHEN LOT 20 PB 3/38

THOMLEY PAT H JR
616 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0700-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

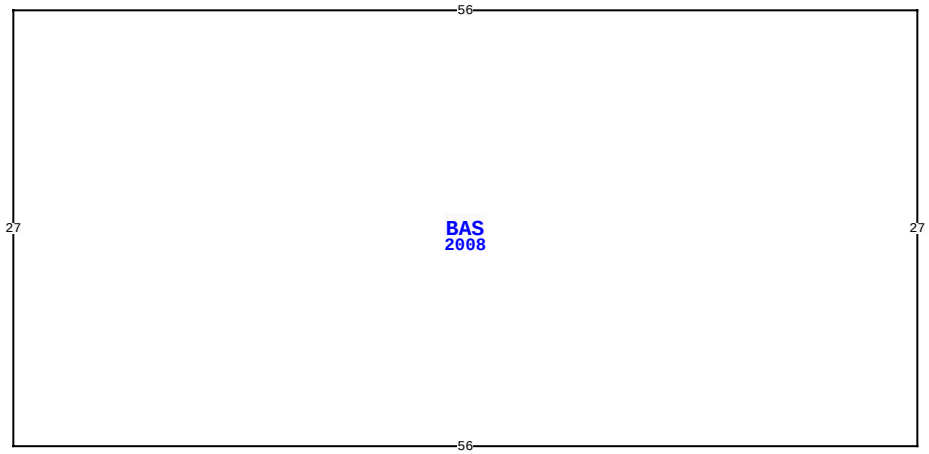
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,512	100	1,512	122,112
TOTALS	1,512		1,512	122,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,512	109.1400	87.31	132,013	2007	2007	0	0	0	7.50	92.50

2 SFR MODULR – 100% - 1998 Heated Area: 1512 HX Base Yr 1998



616 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		122,112
TOTAL MARKET OB/XF VALUE		6,448
TOTAL LAND VALUE - MARKET		124,800
TOTAL MARKET VALUE		253,360
SOH/AGL Deduction		127,224
ASSESSED VALUE		126,136
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,136
TOTAL JUST VALUE		253,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12828	OTHER	0	11/01/2007
E20150	ELEC OTHER	0	10/01/2007
M13385	MECH OTHER	0	10/01/2007
C20531	CO ISSUED	0	09/01/2007
B20531	MH MOVE-ON	0	09/01/2007
B00911	GARAGE	14,280	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0732/0064	6/21/1995	WD	U	I	06	44,000
GRANTOR: LORD WILLIE P/R FOR E						
GRANTEE: THOMLEY PAT H JR						
0076/0647	1/01/1967	TA	U	I		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S27 E56 N27$.

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	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00	35.00	100	1994	1994	3	20	5,880	
2	1242	WD DECK A	0	100	5	8	40.00	SF	10.00	10.00	100	2008	2008	3	35	140	
3	0351	CARPORT MT	0	100	18	15	270.00	SF	6.60	6.60	100	2005	2005	3	24	428	

LAND DESCRIPTION

TOTAL OB/XF 6,448

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	80.00	200.00	80.00	FF		1.00	1.00	1.20	1,300.00	1,560.00	124,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 08/06/2024 BY SYS