



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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	1,179	100	1,179	98,206
FEP	480	80	384	31,985
FOP	15	30	4	333
UCP	336	20	67	5,581
UST	96	45	43	3,582
TOTALS	2,106		1,677	139,687

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	23	30	690.00	SF	13.00	13.00	100	1970
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982
3	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	1970
4	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	1976
5	1242	WD DECK A	0 100	8	11	88.00	SF	10.00	10.00	100	2000
6	1242	WD DECK A	0 100	0	0	456.00	SF	10.00	10.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,677	128.0000	121.60	203,923	1970	1980	0	0	31.50	68.50
1 SINGLE FAM - 100% - 0 Heated Area: 1179 HX Base Yr											
662 GAINES LN, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		139,687	
TOTAL MARKET OB/XF VALUE		4,085	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		443,772	
SOH/AGL Deduction		334,479	
ASSESSED VALUE		109,293	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		59,293	
TOTAL JUST VALUE		443,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,814	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0681/0504	5/21/1993	WD	Q	I	
GRANTOR: GOVERNALE JOHN & J L					SALE PRICE 72,000
GRANTEE: JACKSON MICHAEL & C					
0505/0540	12/01/1986	WD	U	I	
GRANTOR:					71,000
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W4 UCP=[YR=1993] W14 BAS=[YR=1993] W7 FEP=[YR=1993] N20 W24 S20 E24\$ W39 S27 E25 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E21 N24\$ S24 E14 N24 \$ S24 E4 N24\$.											