

PETERSON CAROL ANN
1341 MAUNCY ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0005-0100

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305141103041.000004010000

COMP SHNGL 100 DRYWALL 100 CARPET 80 CLAY TILE 20 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

0401000303027.00

Quality Level 04 SINGLE FAMILY MKT AREA 03

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7901001,790164,028

DCK37810383,482

FGR5965532830,057

FOP18030544,948

FOP26430797,239

FST7055383,482

TOTALS3,2782,327213,236

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,327114.8364109.09253,852199119910016.0084.00

1 SINGLE FAM - 100% - 2005Heated Area: 1790HX Base Yr 2005

NASSAU COUNTY PROPERTY

PAGE 1 of 28

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

225,88310,124300,000536,007283,737252,27055,000197,270536,0070476,818

PERMIT NUMDESCRIPTIONAMTISSUED

B1633456STORAGE012/12/2016

B26066REMODEL5,80005/01/2012

7534NEW CONSTR71,00009/16/1991

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

1208/18052/18/2004WD U I 01100

GRANTOR: PETERSON RICHARD & CA

GRANTEE: PETERSON RICHARD G

1181/127010/20/2003WD Q I 285,000

GRANTOR: HOBBS REBECCA JO

GRANTEE: PETERSON RICHARD G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=1993] N10 U5 L5 W21 S15
FOP=[YR=1993] S1 R3 D3 E3 D3 R3 S5 E12 N12 W21 \$ E26 \$ W5
S12 W12 N5 U3 L3 W3 U3 L3 N21 W24 S17 FST=[YR=1993] S3
FGR=[YR=1993] W6 S30 E22 N26 W16 N4 \$ S4 E10 N7 W10 \$ E10 S7
E6S30 FOP=[YR=1993] S6 E44 N6 W44 \$ E44 N34 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100199119913702,450

20812CONCRETE C010001,528.00SF4.004.00100199119913623,789

30940SHEDS/PORT010012896.00SF90.0090.00100199519953201,728

40820WOOD WALK01000459.00SF11.7511.75100201120113402,157

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHFACHT% CONDDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-1109.00210.001.00UT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000

PRINTED 08/06/2024 BY SYS

PT OF LOT 5
IN OR 1208/1805
SUB OF S0 PT SEC 12 DB 39/292

PETERSON CAROL ANN
1341 MAUNCY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0005-0100



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	02	MIN PLYWD 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		03
NEIGHBORHOOD/LOC	3027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	11,524
FOP	120	30	36	1,037
STP	32	10	3	86
TOTALS	552		439	12,647

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	439	59.4000	29.70	13,038	2016	2016	0	0	3.00	97.00

2 ACCESSORY U - 100% - 2005

Heated Area: 400

HX Base Yr 2005

The diagram shows a site plan with three building footprints. The largest footprint is labeled 'BAS 2016' with dimensions 20 by 20. Below it is a smaller footprint labeled 'FOP 2016' with dimensions 14 by 6. At the bottom is the smallest footprint labeled 'STP 2016' with dimensions 8 by 4. The layout shows the BAS building at the top, FOP below it, and STP at the bottom, all aligned to the left. Dimensions are indicated by numbers along the perimeter of each building.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024

MLU