LOT 5
THOMAS MANOR PB 3/37

BROWN MARIE C TRUST/BROWN MARIE C TRUSTEE
2049 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0860-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

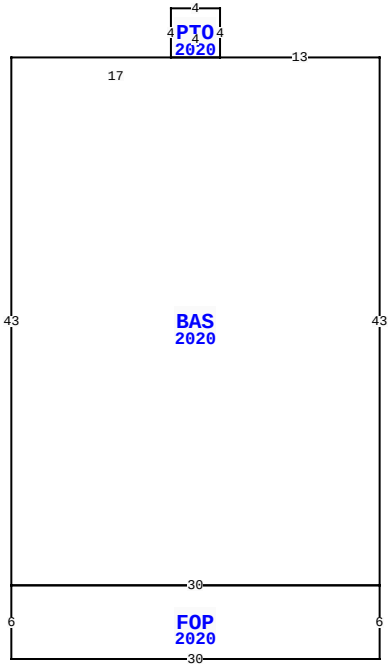
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1,290	172,123
FOP	180	30	54	7,205
PTO	16	5	1	134
TOTALS	1,486		1,345	179,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,345	109.2000	136.50	183,592	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1290 HX Base Yr 2021



2049 FRIENDLY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		179,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		279,461
SOH/AGL Deduction		117,756
ASSESSED VALUE		161,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,705
TOTAL JUST VALUE		279,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003112	NEW CONSTR	159,553	04/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1667	9/29/2023	WD	U	I	11	100
GRANTOR: BROWN MARIE C						
GRANTEE: BROWN MARIE C TRUST						
1791/0065	5/01/2012	TX	U	I	11	8,900
GRANTOR: TAX COLLECTOR						
GRANTEE: BROWN MARIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 PTO=[YR=2020] N4 W4 S4 E4 $ W17 S43
FOP=[YR=2020] S6 E30 N6 W30 $E30 N43$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2100.00	110.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 10/06/2020 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS