LOT 10
IN OR 1839/1500
THOMAS MANOR PB 3/37

ARMAN JAMES WILLIAM & BARBARA ANN
2048 BRIDAL RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0860-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

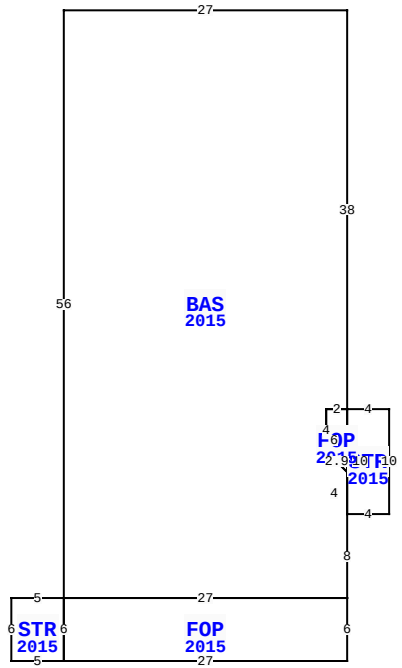
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	1,502	130,101
FOP	10	30	3	260
FOP	162	30	49	4,244
STR	30	10	3	260
STR	40	10	4	346
TOTALS	1,744		1,561	135,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,561	112.2000	89.76	140,115	2015	2015	0	0	0	3.50	96.50

1 SFR MODULR – 100% - 2016 Heated Area: 1502 HX Base Yr 2016



2048 BRIDAL 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		135,211
TOTAL MARKET OB/XF VALUE		25,018
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		260,229
SOH/AGL Deduction		101,016
ASSESSED VALUE		159,213
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		104,213
TOTAL JUST VALUE		260,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530334	GARAGE	17,334	04/01/2015
B1429651	CO ISSUED	0	03/25/2015
B1429651	NEW CONSTR	0	12/01/2014
E1428490	NEW CONSTR	0	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1500	2/07/2013	WD	Q	I	01	48,000
GRANTOR: FLANNAGAN JOSEPH D &						
GRANTEE: ARMAN JAMES WILLIAM						
1428/0102	7/14/2006	WD	Q	V		95,000
GRANTOR: ROWLAND WALLACE D & M						
GRANTEE: FLANNAGAN JOSEPH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 S56 STR=[YR=2015] W5 S6 E5 FOP=[YR=2015] E27 N6 W27 S6$ N6$ E27 N8 STR=[YR=2015] E4 N10 W4 FOP=[YR=2015] W2 S4 D2 R2 N6$ S10$ N4 U2 L2 N4 E2 N38$.

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	0812	CONCRETE C	0	100	0	0	1,198.00	SF	4.00	4.00	100	2003	2003	3	83	3,977	
2	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2003	2003	3	83	1,931	
3	0510	GARAGE WD-	0	100	35	20	700.00	SF	35.00	35.00	100	2015	2015	3	78	19,110	

LAND DESCRIPTION

TOTAL OB/XF 25,018

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	000001	C	V RS W/XFOB	100		RSF-	2100.00	113.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS