



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 40
Interior Floo	14	CARPET 40
Interior Floo	15	HARDTILE 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	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	391,067
FDG	441	60	265	54,429
FOP	230	30	69	14,172
FSP	230	40	92	18,896
TOTALS	2,805		2,330	478,564

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0819	CONC 12"	0	100	3	7	21.00	SF	19.00	19.00	100	2004	2004	3	84	335	
2	0810	CONCRETE A	0	100	10	7	70.00	SF	6.50	6.50	100	2004	2004	3	84	382	
3	0810	CONCRETE A	0	100	6	16	96.00	SF	6.50	6.50	100	2004	2004	3	84	524	
4	0810	CONCRETE A	0	100	0	0	930.00	SF	6.50	6.50	100	2004	2004	3	84	5,078	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,330	142.6312	213.95	498,504	2004	2014	0	0	4.00	96.00
1 SFR CUST - 100% - 2023											
Heated Area: 1904											
HX Base Yr 2023											
1766 FIELD ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/21/2024 MLU											

TOTAL OB/XF											
6,319											

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6,319											

Total Acres:	0.00	Total Land Value:	200,000	Market:	0	Agricultural:	0	Common:	200,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,564	
TOTAL MARKET OB/XF VALUE		6,319	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		684,883	
SOH/AGL Deduction		138,199	
ASSESSED VALUE		546,684	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		496,684	
TOTAL JUST VALUE		684,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,275	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033502	NEW CONSTR	171,000	07/16/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/0152	11/03/2022	WD	Q	I	01	830,000	
GRANTOR: RYAN NANCY ANN							
GRANTEE: SIMMERS & RIENTH RE							
1119/1060	3/07/2003	WD	Q	V		55,900	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: RYAN JAMES F & NANC							

BUILDING NOTES			
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BUILDING DIMENSIONS			
FDG=[YR=2004] W21 S21 E7 BAS=[YR=2004] S6 FSP=[YR=2004] W16 S16 E14 N13 E2 N3\$ S3 W2 S13 W24 S36 E5 S4 FOP=[YR=2004] S10 E22 N10 W2 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N62 W14\$ E14 N21\$.			