LOT 16
IN OR 2217/463
BEACH HAMMOCK PB 5/154

FRICANO THOMAS C SR & BARBARA M
2661 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1110-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

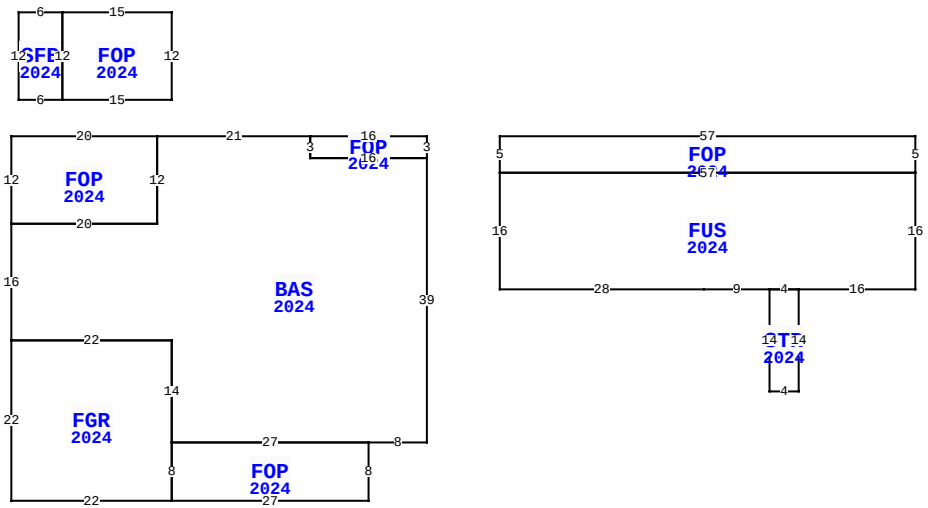
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	384,754
FGR	484	55	266	56,921
FOP	48	30	14	2,996
FOP	180	30	54	11,555
FOP	216	30	65	13,909
FOP	240	30	72	15,407
FOP	285	30	86	18,403
FUS	912	100	912	195,159
SFB	72	80	58	12,411
STR	56	10	6	1,284
TOTALS	4,291		3,331	712,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,331	142.6616	213.99	712,801	2023	2023	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2024 Heated Area: 2768 HX Base Yr 2024



2661 RACHEAL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		712,801
TOTAL MARKET OB/XF VALUE		74,620
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		987,421
SOH/AGL Deduction		0
ASSESSED VALUE		987,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		937,421
TOTAL JUST VALUE		987,421
NCON VALUE		787,421
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1864			05/23/2023
20211784	SWIM POOL	0	02/09/2023
20222649	NEW CONSTR	16,819	12/01/2022
20211864	NEW CONSTR	850,000	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/0463	8/08/2018	WD	Q	V	02	150,000
GRANTOR: WEYERMANN DIANE H						
GRANTEE: FRICANO THOMAS C SR						
1944/1012	10/24/2014	WD	Q	V	01	110,000
GRANTOR: SMITH GEORGE J & JOYC						
GRANTEE: WEYERMANN DIANE H						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	726.00	SF	10.00	10.00	100	2024	2023		100	7,260	
2	0855	CONC PAVER	0	100	0	0	316.00	SF	10.00	10.00	100	2024	2023		100	3,160	
3	0912	SCRN RM G	0	100	0	0	1,474.00	SF	20.00	20.00	100	2024	2023		100	29,480	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2024	2023		100	25,500	
5	0855	CONC PAVER	0	100	0	0	922.00	SF	10.00	10.00	100	2024	2023		100	9,220	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 N3 W21 S12 W20 S16 E22 S14 E27 E8 N39 $
FOP=[YR=2024;ORIG=64,7] S3 E16 N3 W16 $
FOP=[YR=2024;ORIG=43,7] W20 S12 E20 N12 $
FGR=[YR=2024;ORIG=23,35] E22 S14 S8 W22 N22 $
FOP=[YR=2024;ORIG=45,49] E27 S8 W27 N8 $
SFB=[YR=2024;ORIG=24,-10] E6 S12 W6 N12 $
FOP=[YR=2024;ORIG=30,-10] E15 S12 W15 N12 $
FUS=[YR=2024;ORIG=90,12] E57 S16 W16 W4 W9 W28 N16 $
FOP=[YR=2024;ORIG=90,7] E57 S5 W57 N5 $
STR=[YR=2024;ORIG=131,28] S14 W4 N14 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 74,620

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	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS