

LOT 23
IN OR 2166/1480
BEACH HAMMOCK PB 5/154

GOLACINSKI DANIELLE M
2779 RACHEAL AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1110-0023-0000



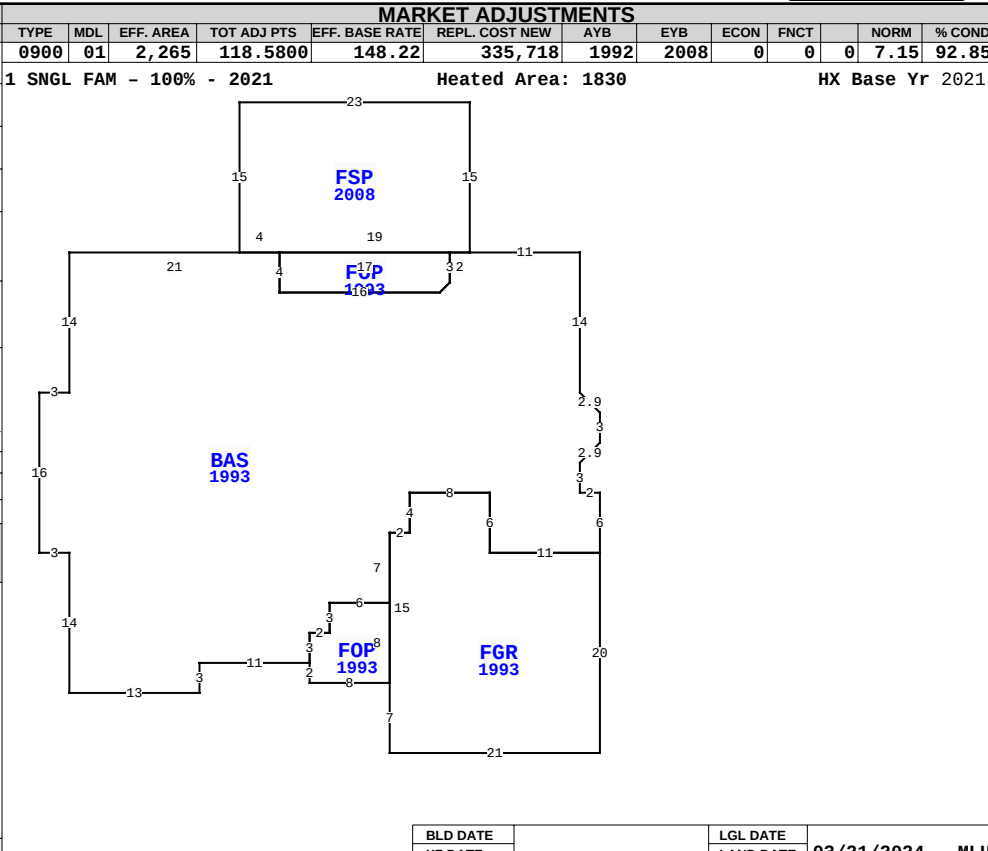
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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	05	Quality Level 05
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	1,830	100	1,830	251,849
FGR	472	55	260	35,782
FOP	58	30	17	2,340
FOP	68	30	20	2,752
FSP	345	40	138	18,992
TOTALS	2,773		2,265	311,714

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	785.00	SF	10.00	10.00
2	0962	SKYLIGHT	0 100	0	0	4.00	UT	250.00	250.00
3	1241	WD DECK G	0 100	5	60	300.00	UT	4.60	4.60
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	1242	WD DECK A	0 100	0	0	280.00	SF	10.00	10.00
6	0861	POOL GUNIT	0 100	0	0	266.00	SF	85.00	85.00
7	0912	SCRN RM G	0 100	0	0	529.00	SF	20.00	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	100.00	85.00	1.00



2779 RACHEAL AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			311,714
TOTAL MARKET OB/XF VALUE			44,290
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			556,004
SOH/AGL Deduction			98,783
ASSESSED VALUE			457,221
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			407,221
TOTAL JUST VALUE			556,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222075	ADDITION	0	03/16/2022
20200576	SWIM POOL	36,000	09/21/2020
20090253	REMODEL BATH - AT	5,000	02/25/2009
20051451	H/AC	3,000	03/23/2005
20051234	ELECTRIC REMODEL	1,000	02/14/2005
20051212	REMODEL PLUMBING	3,000	02/09/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/1480	12/21/2017	WD Q	I	I	02
GRANTOR: GRAY HAROLD P JR & CA					
GRANTEE: GOLACINSKI DANIELLE					
1092/0852	11/05/2002	WD U	I	I	08
GRANTOR: CENDANT MOBILITY GOVE					
GRANTEE: GRAY HAROLD P JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 FSP=[YR=2008] N15 W23 S15 E4 FOP=[YR=1993] S4 E16 R1 U1 N3 W17S E19S W2 S3 D1 L1 W16 N4 W21 S14 W3 S16 E3 S14 E13 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S7 E21 N20 W11 N6 W8 S4 W2 S15 \$ N8 W6 S3 W2 S3S N3 E2 N3 E6 N7 E2 N4 E8 S6 E11 N6 W2 N3 R2 U2 N3 U2 L2 N14S.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	100.00	85.00	1.00