BLOCK 7 N1/2 OF LOT 8
IN OR 2082/220
INTERLACHEN-BY-THE-SEA PB 5/21

BISSELL FAMILY TRUST/BISSELL CRAIG W TRUSTEE
2787 PALAFOX LN
TALLAHASSEE, FL 32312

2024

00-00-31-1400-0007-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

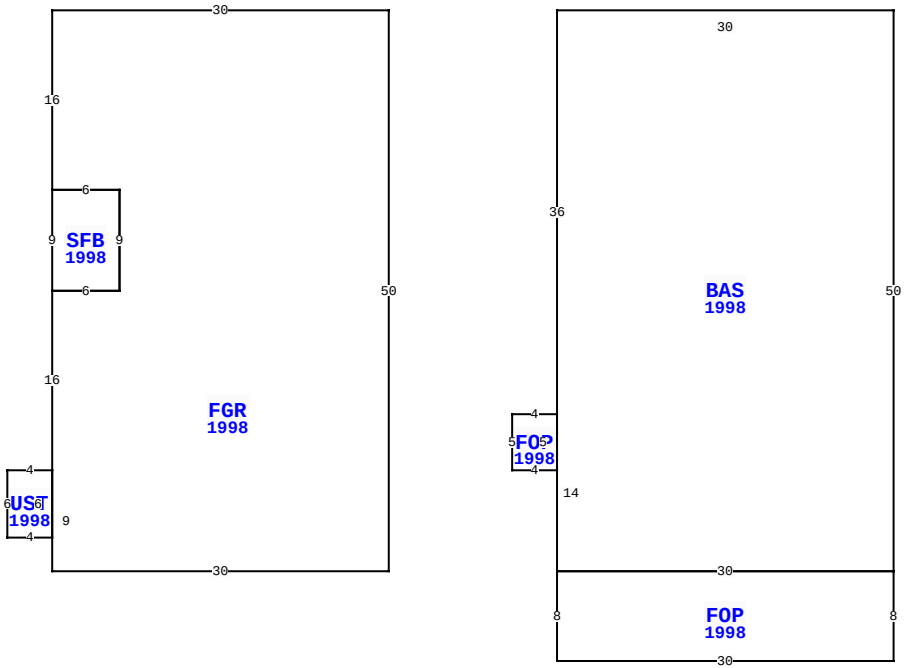
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	313,073
FGR	1,446	55	795	165,929
FOP	20	30	6	1,253
FOP	240	30	72	15,028
SFB	54	80	43	8,975
UST	24	45	11	2,296
TOTALS	3,284		2,427	506,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,427	150.8338	226.25	549,109	1998	2007	0	0	0	7.75	92.25

1 SFR CUST – 0% - 0 Heated Area: 1543 HX Base Yr



1615 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	506,553
TOTAL MARKET OB/XF VALUE	7,585
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,114,138
SOH/AGL Deduction	230,029
ASSESSED VALUE	884,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	884,109
TOTAL JUST VALUE	1,114,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0267	RMDL & ADD.	500,000	08/07/2023
972124B	NEW CONSTR	121,350	10/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/0220	11/02/2016	WD	Q	I	01	700,000
GRANTOR: FARRIBA MARY PAUL TRU						
GRANTEE: BISSELL FAMILY TRUS						
1937/1358	8/28/2014	TD	U	I	11	100
GRANTOR: FARRIBA MARY PAUL						
GRANTEE: MARY PAUL FARRIBA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W30 S36 FOP=[YR=1998] W4 S5 E4 N5 $ S14
FOP=[YR=1998] S8 E30 N8 W30 $ E30 N50 $ PTR= W45
FGR=[YR=1998] W30 S16 SFB=[YR=1998] S9 E6 N9 W6 $ E6 S9 W6
S16 UST=[YR=1998] W4 S6 E4 N6 $ S9 E30 N50 $ E45 $.

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	1241	WD DECK G	0	0	30	8	240.00	UT	15.53	15.53	100	1998	1998	3	26	969	
2	1241	WD DECK G	0	0	16	4	64.00	UT	11.50	11.50	100	1998	1998	3	26	191	
3	0810	CONCRETE A	0	0	0	0	118.00	SF	6.50	6.50	100	1998	1998	3	75	575	
4	0812	CONCRETE C	0	0	65	30	1,950.00	SF	4.00	4.00	100	1998	1998	3	75	5,850	

LAND DESCRIPTION

TOTAL OB/XF 7,585

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	0		R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	12,000.00	12,000.00	600,000							

REVIEW DATE 07/15/2024 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS