LOT 8
COASTAL COTTAGES PBK 8/161

PERLMAN RICHARD LOUIS TRUST/PERLMAN RICHARD LOUIS
1564 NECTARINE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1612-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

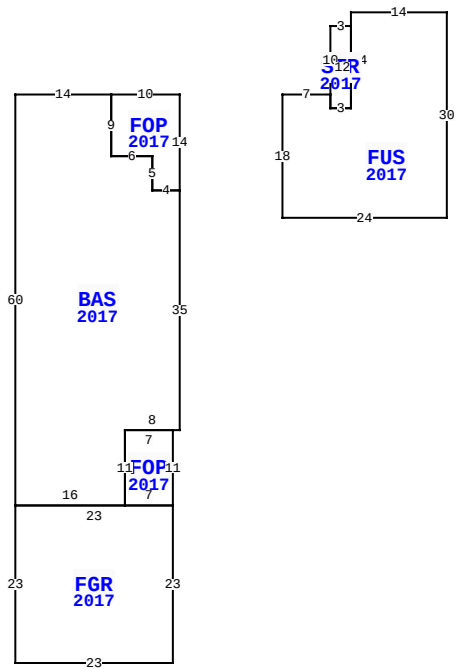
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1211.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	182,805
FGR	529	55	291	42,831
FOP	77	30	23	3,385
FOP	110	30	33	4,857
FUS	594	100	594	87,428
STR	36	10	4	589
TOTALS	2,588		2,187	321,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,187	158.9070	150.96	330,150	2017	2017	0	0	0	2.50	97.50

1 TOWNHOUSE - 100% - 2021 Heated Area: 1836 HX Base Yr 2021



1564 NECTARINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		321,896
TOTAL MARKET OB/XF VALUE		3,694
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		445,590
SOH/AGL Deduction		216,580
ASSESSED VALUE		229,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,010
TOTAL JUST VALUE		445,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170923	CO ISSUED	0	02/02/2018
20170923	NEW CONSTR	236,030	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/1960	10/20/2022	WD	U	I	11	100
GRANTOR: PERLMAN RICHARD L						
GRANTEE: PERLMAN RICHARD LOU						
2398/0792	10/06/2020	WD	Q	I	02	385,000
GRANTOR: KELLY WILLIAM & DIANE						
GRANTEE: PERLMAN RICHARD L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W10 BAS=[YR=2017] W14 S60 FGR=[YR=2017] S23 E23 N23 FOP=[YR=2017] N11 W7 S11 E7$ W23$ E16 N11 E8 N35 W4 N5 W6 N9$ S9 E6 S5 E4 N14$ PTR=E15 FUS=[YR=2017] E7 STR=[YR=2017] N10 E3 S12 W3 N2$ S2 E3 N14 E14 S30 W24 N18$ W15$.

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	342.00	SF	7.00	7.00	100	2017	2017	3	97	2,322	
2	0855	CONC PAVER	0	100	0	0	148.00	SF	7.00	7.00	100	2017	2017	3	97	1,005	
3	0855	CONC PAVER	0	100	18	3	54.00	SF	7.00	7.00	100	2017	2017	3	97	367	

LAND DESCRIPTION

TOTAL OB/XF 3,694

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		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS