

BLOCK 10 LOT 6
IN OR 2071/947
THE PARK PB 4/28

DUNN WALTER R & MAUREEN L
1550 SUZAN CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1630-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

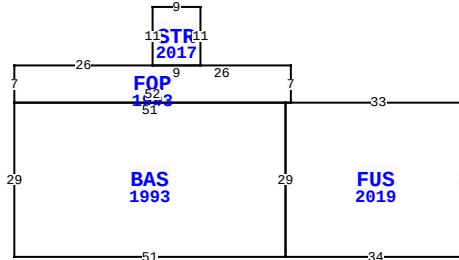
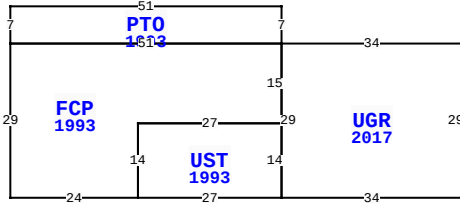
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	187,495
FCP	1,101	25	275	34,862
FOP	364	30	109	13,818
FUS	986	100	986	124,997
PTO	357	5	18	2,282
STR	99	10	10	1,267
UGR	986	45	444	56,286
UST	378	45	170	21,551

TOTALS	5,750		3,491	442,560
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,210.00	SF	4.00	4.00
2	0462	ST/AL FNC	0 100	0	0	1,344.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	2,345.00	SF	7.00	7.00

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	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,491	113.9512	142.44	497,258	1975	2000	0	0	0 11.00	89.00	
1 SNGL FAM - 100% - 2017 Heated Area: 2465 HX Base Yr 2017												



1550 SUZAN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					442,560				
TOTAL MARKET OB/XF VALUE					33,264				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					875,824				
SOH/AGL Deduction					328,456				
ASSESSED VALUE					547,368				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					497,368				
TOTAL JUST VALUE					875,824				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					856,765				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190196	BONUS/FGR	0	03/11/2019
20171434	GARAGE	44,458	05/11/2017
20090703	REROOF W/30YR SHN	1,000	06/04/2009
20041622	REPLACE RISER	1,000	09/09/2004
9071	REPAIR/RRF	3,600	05/10/1995
9004	REPAIR/RRF	1,800	04/18/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2071/0947	9/12/2016	WD	Q	I	01	445,000	
GRANTOR: KATRAS GEORGE & DONNA							
GRANTEE: DUNN WALTER R & MAU							
1833/0763	12/31/2012	WD	Q	I	01	315,000	
GRANTOR: YOUNGE STEPHEN T							
GRANTEE: KATRAS GEORGE & DON							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=2017] W34 PTO=[YR=1993] N7 W51 S7 FCP=[YR=1993] S29 E24 UST=[YR=1993] E27 N14 W27 S14\$ N14 E27 N15 W51\$ E51\$ S29 E34 N29\$ PTR=S50 FOP=[YR=1993] E26 STR=[YR=2017] N11 E9 S11 W9\$ E26 S7 FUS=[YR=2019] E33 S29 W34 BAS=[YR=1993] W51 N29 E51 S29\$ N29 E1\$ W52 N7\$ N50\$.									