

PSULKOWSKI ROBERT C & ROSANNA
710 BEECH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0040-0080

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

26 AL SIDING 90
10 ABOVE AVG 10
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
09 PINE WOOD 60
02 MIN PLYWD 40
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1.5 1.5 100
0 100
02 DIST FB 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	81,907
BAS	123	100	123	7,430
FUS	372	100	372	22,470
UOP	203	20	41	2,477

TOTALS2,0541,892114,283

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

0900011,89298.8820123.60233,85119001980003021.1348.87

1 SNGL FAM - 100% - 2014Heated Area: 1851HX Base Yr 2014

The diagram shows three building footprints labeled BAS 2012, FUS 1993, and UOP 1993. The BAS footprint is a large rectangle with dimensions 39 by 27. The FUS footprint is a smaller rectangle with dimensions 31 by 12. The UOP footprint is a small rectangle with dimensions 29 by 7. Various other dimensions are shown around the perimeter of the BAS footprint.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE114,283

TOTAL MARKET OB/XF VALUE10,879

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE305,162

SOH/AGL Deduction143,148

ASSESSED VALUE162,014

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE112,014

TOTAL JUST VALUE305,162

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE301,287

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198119813491,715

20940SHEDS/PORT01008864.00SF20.1020.1010020002000320257

30911SCRN RM A010000783.00SF17.5017.50100201420143658,907

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR1000003C-345.00100.004,500.00SF1.001.001.0040.0040.00180,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1861/02086/07/2013WDQI02143,000

GRANTOR: SHERWOOD EUNICE L

GRANTEE: PSULKOWSKI ROBERT C

1747/14687/15/2011WDQI03167,000

GRANTOR: POIRIER ABIGAIL & HAN

GRANTEE: SHERWOOD EUNICE L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N21 W8 BAS=[YR=2012] N3 W11S3W10S9E10N9E11\$ W11S9W10 S39 E1 UOP=[YR=1993] S7 E29 N7 W29 \$ E30 N27 \$ PTR=E15 FUS=[YR=1993] E31 S12 W31 N12 \$ W15 \$.

REVIEW DATE05/16/2019BY DJA

Total Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 08/06/2024 BY SYS