BLOCK 199 LOT 6
IN OR 417 PG 497
CITY OF FNDA BEACH

DELANEY DONNIE A & CAROLYN V
745 OLIVE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0199-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

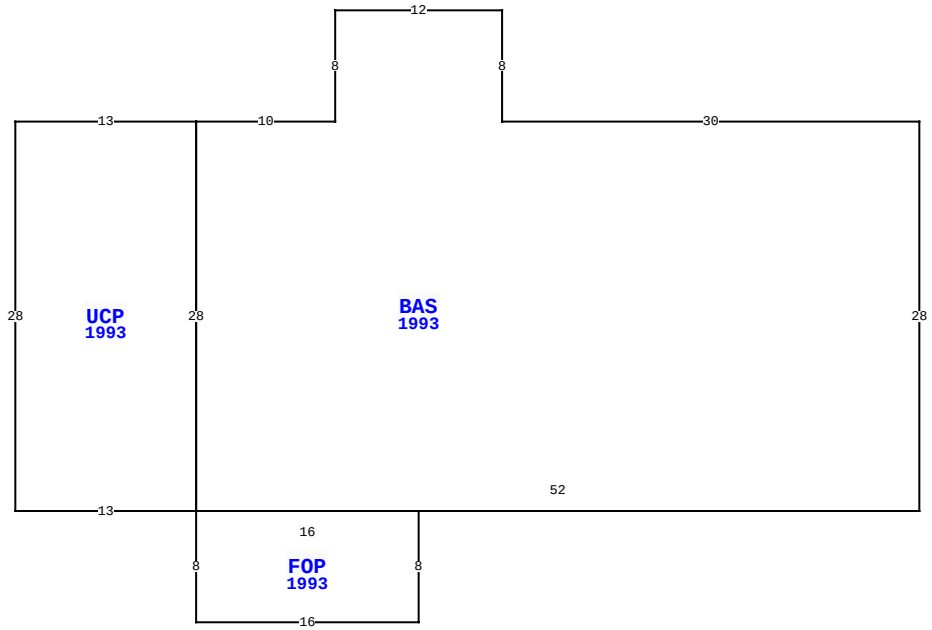
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	120,994
FOP	128	30	38	2,963
UCP	364	20	73	5,691
TOTALS	2,044		1,663	129,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	119.8000	113.81	189,266	1971	1990	15	0	0	16.50	68.50

1 SINGLE FAM – 100% - 0 Heated Area: 1552 HX Base Yr



745 OLIVE ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,647
TOTAL MARKET OB/XF VALUE		18,347
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		227,994
SOH/AGL Deduction		142,279
ASSESSED VALUE		85,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,715
TOTAL JUST VALUE		227,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01-08916	ADDITION	11,025	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0417/0497	4/01/1984	WD	Q	I		40,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N8 W12 S8 W10 UCP=[YR=1993] W13 S28 E13 N28 $ S28 FOP=[YR=1993] S8 E16 N8 W16 $ E52 N28 $.

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	0510	GARAGE WD-	0	100	19	24	456.00	SF	26.25	26.25	100	1980	1980	3	20	2,394	
2	0681	POLE SHED	0	100	14	20	280.00	SF	11.25	11.25	100	1983	1983	3	20	630	
3	0810	CONCRETE A	0	100	0	0	2,288.00	SF	6.50	6.50	100	1990	1990	3	59.5	8,849	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	26.25	26.25	100	2001	2001	3	29	5,481	
5	0350	CARPORT WD	0	100	4	19	76.00	SF	9.75	9.75	100	1991	1991	3	20	148	
6	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2001	2001	3	55	845	

LAND DESCRIPTION

TOTAL OB/XF 18,347

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	0007	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	0.80	1,000.00	800.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS