

BLOCK 256 E88' OF N1/2 OF
LOT 5
CITY OF FDNA BEACH

SANKAR FAMILY REVOCABLE TRUST/SANKAR RODNEY TRUSTE
14290 SW 31ST CT
DAVIE, FL 33330

2024

00-00-31-1800-0256-0053



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	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

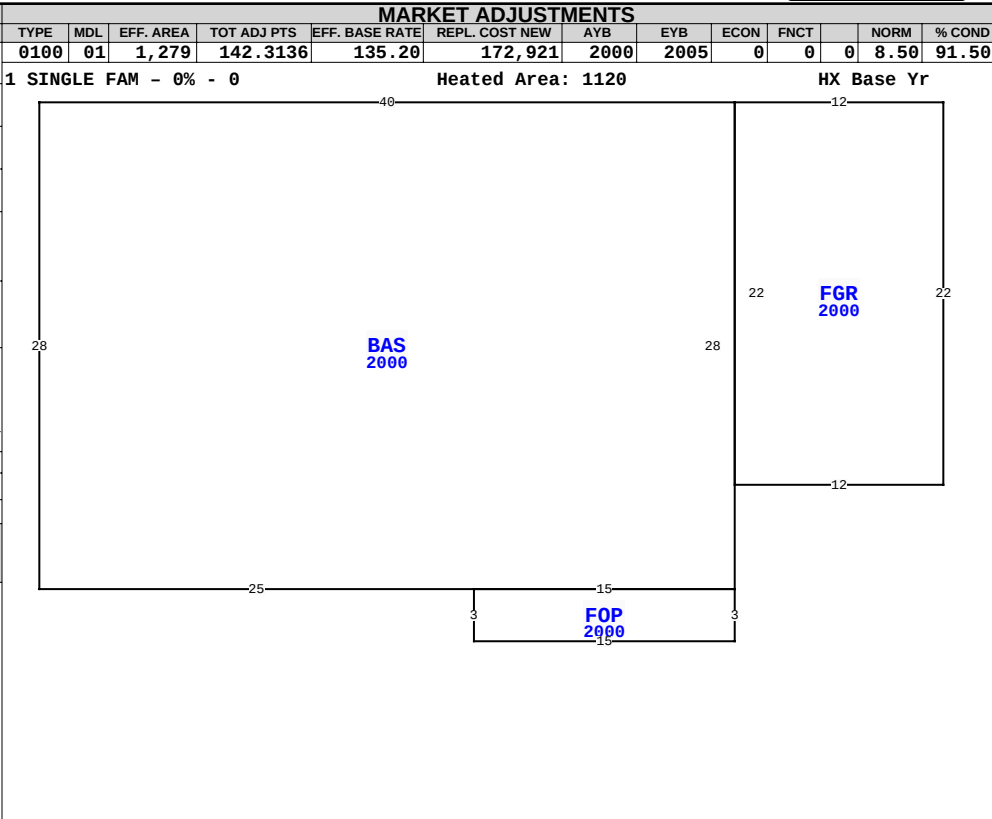
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	138,553
FGR	264	55	145	17,938
FOP	45	30	14	1,732

TOTALS	1,429		1,279	158,223
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	17	3			51.00	SF	6.50
2	0810	CONCRETE A	0	0	33	10			330.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0			139.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0			64.00	SF	7.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0002	R-1	88.00	86.00	1.00	LT	



1416 HERNANDO ST, 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		158,223	
TOTAL MARKET OB/XF VALUE		3,092	
TOTAL LAND VALUE - MARKET		157,500	
TOTAL MARKET VALUE		318,815	
SOH/AGL Deduction		54,467	
ASSESSED VALUE		264,348	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		264,348	
TOTAL JUST VALUE		318,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002354	NEW CONSTR	72,213	03/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1476	7/01/2022	QC	U	I	11	100
GRANTOR: SANKAR RODNEY & GINA						
GRANTEE: SANKAR FAMILY REVOC						
2120/1111	5/15/2017	WD	Q	I	01	205,000
GRANTOR: HOADLEY DANIEL R						
GRANTEE: SANKAR RODNEY & GIN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2000] W12 BAS=[YR=2000] W40 S28 E25 FOP=[YR=2000] S3 E15 N3 W15 \$ E15 N28 \$ S22 E12 N22 \$.											

TOTAL OB/XF											
3,092											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0002	R-1	88.00	86.00	1.00	LT	