

LOT 8
IN OR 2145/1364
PRESERVE AT SUMMER BEACH #3

TRINO JOSEPH T & MARY C
94098 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1675-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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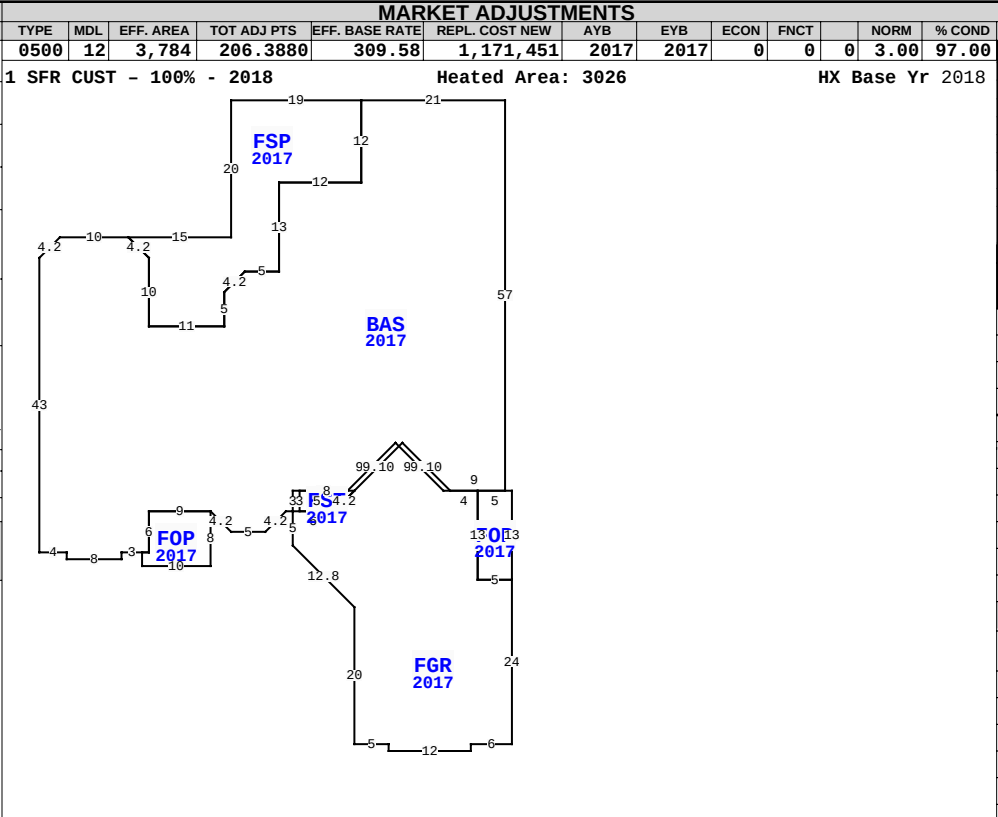
NEIGHBORHOOD/LOC	3021.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,026	100	3,026	908,685
FGR	937	55	515	154,651
FOP	65	30	20	6,006
FOP	74	30	22	6,607
FSP	476	40	190	57,055
FST	20	55	11	3,303

TOTALS	4,598		3,784	1,136,307
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	1,084.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	
4	0911	SCRN RM A	0 100	0	0	1,064.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	614.00	SF	10.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

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		PUD	0.00	0.00	1.00



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

TOTAL OB/XF														
67,390														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					1,136,307				
TOTAL MARKET OB/XF VALUE					67,390				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,503,697				
SOH/AGL Deduction					709,797				
ASSESSED VALUE					793,900				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					743,900				
TOTAL JUST VALUE					1,503,697				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,156,548				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800104	SCRNRM00L	27,438	01/05/2018
B1708684	SWIM POOL	41,528	09/27/2017
B1708279	C0 ISSUED	0	09/20/2017
B1700090	NEW CONSTR	395,806	01/11/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2145/1364	9/13/2017	WD	Q	I	02	752,100			
GRANTOR: RIVERSIDE HOMES OF NO									
GRANTEE: TRINO JOSEPH T & MA									
2059/0202	7/15/2016	SW	Q	V	01	190,000			
GRANTOR: PRESERVE OF AMELIA IS									
GRANTEE: RIVERSIDE HOMES OF									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W21 FSP=[YR=2017] W19 S20 W15 D3 R3 S10 E11 N5 U3 R3 E5 N13 E12 N12\$ S12 W12 S13 W5 D3 L3 S5 W11 N10 U3 L3 W10 D3 L3 S43 E4 S1 E8 N1 E3 FOP=[YR=2017] S2 E10 N8 W9 S6 W1\$ E1 N6 E9 D3 R3 E5 U3 R3 E1 FGR=[YR=2017] S5 D9 R9 S20 E5 S1 E12 N1 E6 N24 FOP=[YR=2017] N13 W5 S13 E5\$ W5 N13 W4 U7 L7 D7 L7 FST=[YR=2017] W8 S3 E5 U3 R3 \$ D3 L3 W6\$ N3 E8 U7 R7 D7 R7 E9 N57\$.									