LOT 13
IN OR 2134/833
PRESERVE AT SUMMER BEACH #3

REISS THOMAS HOWARD & DONNA MARIE
94150 GULL POINT PLACE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1675-0013-0000

BUILDING CHARACTERISTICS

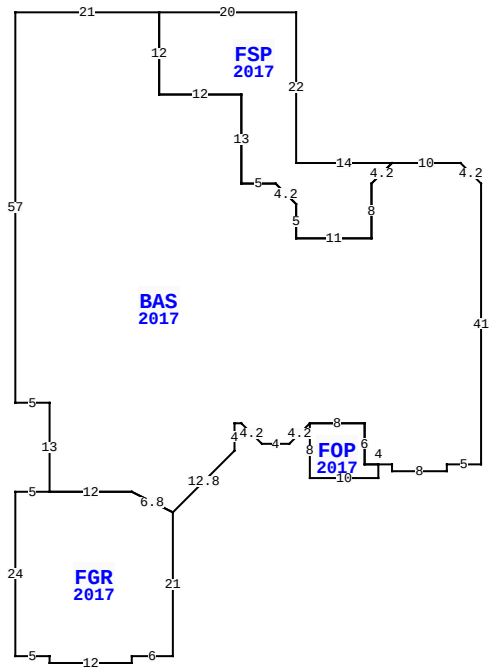
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,389	100	3,389	945,009
FGR	555	55	305	85,048
FOP	68	30	20	5,577
FSP	474	40	190	52,980
TOTALS	4,486		3,904	1,088,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,904	191.6460	287.47	1,122,283	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3389 HX Base Yr 2018



94150 GULL POINT PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,088,615
TOTAL MARKET OB/XF VALUE		13,706
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,402,321
SOH/AGL Deduction		677,689
ASSESSED VALUE		724,632
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		674,632
TOTAL JUST VALUE		1,402,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,067,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B176265	CO ISSUED	0	07/13/2017
1700537	NEW CONSTR	429,000	01/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0833	7/17/2017	WD	Q	I	02	751,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: REISS THOMAS HOWARD						
1984/0880	6/05/2015	SW	Q	V	01	157,500
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W10 FSP=[YR=2017] W14 N22 W20 S12 E12 S13 E5 D3 R3 S5 E11 N8 U3 R3 $ D3 L3 S8 W11 N5 U3 L3 W5 N13 W12 N12 W21 S57 E5 S13 FGR=[YR=2017] W5 S24 E5 S1 E12 N1 E6 N21 U3 L6 W12 $ E12 D3 R6 U9 R9 N4 E1 D3 R3 E4 U3 R3 FOP=[YR=2017] S8 E10 N2 W2 N6 W8$ E8 S6 E4 S1 E8 N1 E5 N41$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,136.00	SF	7.00	7.00	100	2017	2017	3	97	7,713	
3	0855	CONC PAVER	0	100	0	0	594.00	SF	7.00	7.00	100	2017	2017	3	97	4,033	

LAND DESCRIPTION

TOTAL OB/XF 13,706

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/10/2024 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS