LOT 15
IN OR 2127/165
PRESERVE AT SUMMER BEACH #3

DIEFFENBACH BRIAN E & LISA R
94174 GULL POINT PL
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1675-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

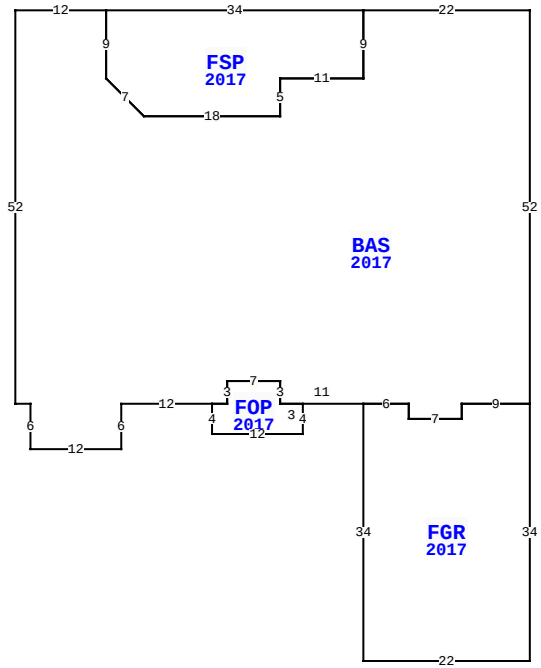
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,193	100	3,193	916,216
FGR	734	55	404	115,926
FOP	69	30	21	6,026
FSP	409	40	164	47,059
TOTALS	4,405		3,782	1,085,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,782	197.2152	295.82	1,118,791	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 3193 HX Base Yr 2018



94174 GULL POINT PL, 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		1,085,227
TOTAL MARKET OB/XF VALUE		20,837
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,406,064
SOH/AGL Deduction		679,310
ASSESSED VALUE		726,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		676,754
TOTAL JUST VALUE		1,406,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,072,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704778	CO ISSUED	0	05/31/2017
B1632817	NEW CONSTR	404,003	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0165	6/09/2017	WD	Q	I	02	758,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DIEFFENBACH BRIAN E						
2047/0558	5/20/2016	SW	Q	V	01	185,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FSP=[YR=2017] W34 S9 D5 R5 E18 N5 E11 N9$ S9 W11 S5 W18 U5 L5 N9 W12 S52 E2 S6 E12 N6 E12
FOP=[YR=2017] S4 E12 N4 W3 N3 W7 S3 W2$ E2 N3 E7 S3 E11
FGR=[YR=2017] S34 E22 N34 W9 S2 W7 N2 W6$ E6 S2 E7 N2 E9 N52$.

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	0855	CONC PAVER	0	100	0	0	1,544.00	SF	10.00	10.00	100	2017	2017	3	97	14,977	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 20,837

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