

LOTS 1 & 2 EX N5.7' OF LOT 2  
IN OR 2171/270  
EX ESMT OR 1291/1503

BIRD TOM & ARLENE  
23 CASSIA CT  
FERNANDINA BEACH, FL 32034

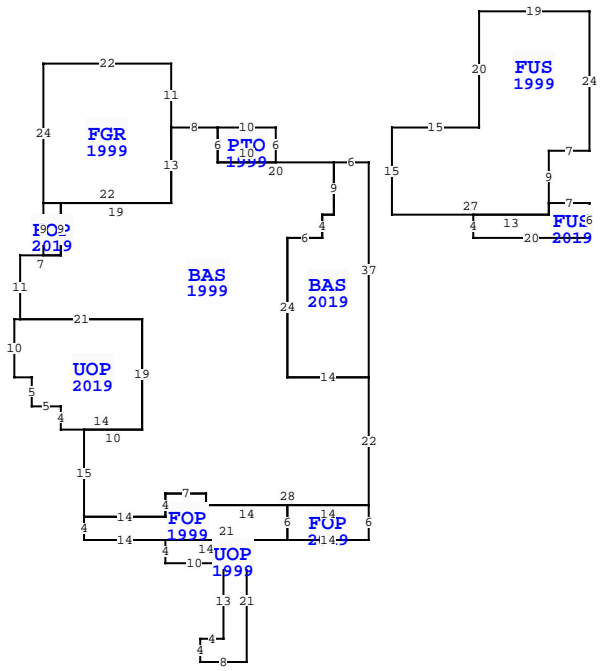
2024

01-6N-29-0850-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.010		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,393	100	2,393
BAS	422	100	422
FGR	528	55	290
FOP	196	30	59
FOP	27	30	8
FOP	84	30	25
FUS	813	100	813
FUS	94	100	94
PTO	60	5	3
UOP	140	20	28
TOTALS	5,128		4,209

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2021								
Heated Area: 3722						HX Base Yr 2021					



\*\* This building has 11 Sub-Areas  
23 CASSIA CT, FERNANDINA BEACH

BLD DATE	LGL DATE	04/10/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	100
3	0855	CONC PAVER	0	100	0	0	327.00	SF	10.00	10.00	100
4	1075	TRELLIS G	0	100	0	0	97.00	SF	35.00	35.00	100
5	0810	CONCRETE A	0	100	0	0	49.00	SF	6.50	6.50	100
6	0444	BOX FNC 4'	0	100	0	0	11.00	LF	6.50	6.50	100
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100
8	0445	BOX FNC 5'	0	100	0	0	15.00	LF	8.10	8.10	100
9	0810	CONCRETE A	0	100	0	0	663.00	SF	6.50	6.50	100
10	0446	BOX FNC 6'	0	100	0	0	257.00	LF	20.00	20.00	100

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.25	500,000.00	625,000.00	625,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 2			
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				811,644			
TOTAL MARKET OB/XF VALUE				61,413			
TOTAL LAND VALUE - MARKET				625,000			
TOTAL MARKET VALUE				1,498,057			
SOH/AGL Deduction				469,530			
ASSESSED VALUE				1,028,527			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				978,527			
TOTAL JUST VALUE				1,498,057			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,400,856			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1024733	SWIM POOL	45,577	10/09/2018
B1805633	ADD/REMODEL	120,000	06/05/2018
B1805236	SWIM POOL	58,650	05/23/2018
B9805440	NEW CONSTR	280,000	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/0270	1/15/2018	WD Q	Q	I	02	900,000

GRANTOR: CONNOLLY ANNE L REVOC  
GRANTEE: BIRD TOM & ARLENE (

1995/1554	6/12/2015	SW U	I	11	100
-----------	-----------	------	---	----	-----

GRANTOR: CONNOLLY MICHAEL J AS  
GRANTEE: CONNOLLY ANNE L REV

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
PTO=[YR=1999] W10 BAS=[YR=1999] W8 FGR=[YR=1999] N11 W22 S24  
FOP=[YR=2019] S9 E3 N9 W3\$ E22 N13\$ S13 W19 S9 W7 S11  
UOP=[YR=2019] W1 S10 E3 S5 E5 S4 E14 N19 W21\$ E21 S19 W10 S15  
FOP=[YR=1999] S4 E14 UOP=[YR=1999] S4 E10 S13 W4 S4 E8 N21  
W14\$ E21 FOP=[YR=2019] E14 N6 W14 S6\$ N6 W14 N2 W7 S4 W14\$  
E14 N4 E7 S2 E28 N22 BAS=[YR=2019] N37 W6 S9 W2 S4 W6 S24  
E14\$W14 N24E6 N4 E2 N9 W20 N6\$ S6 E10 N6\$ PTR=E20  
FUS=[YR=1999] E15N20 E19 S24 W7 S9 FUS=[YR=2019] E7 S6 W20 N4  
E13 N2\$ S2 W27 N15\$ W20\$.

LOTS 1 & 2 EX N5.7' OF LOT 2  
 IN OR 2171/270  
 EX ESMT OR 1291/1503

BIRD TOM & ARLENE  
 23 CASSIA CT  
 FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0001-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																			
																						<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td colspan="10">VALUATION BY</td><td colspan="10">STANDARD</td></tr> <tr><td colspan="5">Tax Group: 5</td><td colspan="5">Tax Dist:</td><td colspan="5"></td><td colspan="5">811,644</td></tr> <tr><td colspan="20">BUILDING MARKET VALUE</td><td colspan="5">61,413</td></tr> <tr><td colspan="20">TOTAL MARKET OB/XF VALUE</td><td colspan="5">625,000</td></tr> <tr><td colspan="20">TOTAL LAND VALUE - MARKET</td><td colspan="5">1,498,057</td></tr> <tr><td colspan="20">TOTAL MARKET VALUE</td><td colspan="5">469,530</td></tr> <tr><td colspan="20">SOH/AGL Deduction</td><td colspan="5">1,028,527</td></tr> <tr><td colspan="15">ASSESSED VALUE</td><td colspan="5">50,000</td></tr> <tr><td colspan="15">TOTAL EXEMPTION VALUE</td><td colspan="5">HX HB</td></tr> <tr><td colspan="20">BASE TAXABLE VALUE</td><td colspan="5">978,527</td></tr> <tr><td colspan="20">TOTAL JUST VALUE</td><td colspan="5">1,498,057</td></tr> <tr><td colspan="20">NCON VALUE</td><td colspan="5">0</td></tr> <tr><td colspan="20">INCOME VALUE</td><td colspan="5"></td></tr> <tr><td colspan="20">PREVIOUS YEAR MKT VALUE</td><td colspan="5">1,400,856</td></tr> </table>										VALUATION BY										STANDARD										Tax Group: 5					Tax Dist:										811,644					BUILDING MARKET VALUE																				61,413					TOTAL MARKET OB/XF VALUE																				625,000					TOTAL LAND VALUE - MARKET																				1,498,057					TOTAL MARKET VALUE																				469,530					SOH/AGL Deduction																				1,028,527					ASSESSED VALUE															50,000					TOTAL EXEMPTION VALUE															HX HB					BASE TAXABLE VALUE																				978,527					TOTAL JUST VALUE																				1,498,057					NCON VALUE																				0					INCOME VALUE																									PREVIOUS YEAR MKT VALUE																				1,400,856				
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																																																																															
Tax Group: 5					Tax Dist:										811,644																																																																																																																																																																																																																																																																																																																																																										
BUILDING MARKET VALUE																				61,413																																																																																																																																																																																																																																																																																																																																																					
TOTAL MARKET OB/XF VALUE																				625,000																																																																																																																																																																																																																																																																																																																																																					
TOTAL LAND VALUE - MARKET																				1,498,057																																																																																																																																																																																																																																																																																																																																																					
TOTAL MARKET VALUE																				469,530																																																																																																																																																																																																																																																																																																																																																					
SOH/AGL Deduction																				1,028,527																																																																																																																																																																																																																																																																																																																																																					
ASSESSED VALUE															50,000																																																																																																																																																																																																																																																																																																																																																										
TOTAL EXEMPTION VALUE															HX HB																																																																																																																																																																																																																																																																																																																																																										
BASE TAXABLE VALUE																				978,527																																																																																																																																																																																																																																																																																																																																																					
TOTAL JUST VALUE																				1,498,057																																																																																																																																																																																																																																																																																																																																																					
NCON VALUE																				0																																																																																																																																																																																																																																																																																																																																																					
INCOME VALUE																																																																																																																																																																																																																																																																																																																																																																									
PREVIOUS YEAR MKT VALUE																				1,400,856																																																																																																																																																																																																																																																																																																																																																					
DOR CODE 0100 SINGLE FAMILY																																																																																																																																																																																																																																																																																																																																																																									
MAP NUM										MKT AREA 10																																																																																																																																																																																																																																																																																																																																																															
NEIGHBORHOOD/LOC 10001.010																																																																																																																																																																																																																																																																																																																																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																					
TOTALS																																																																																																																																																																																																																																																																																																																																																																									
EXTRA FEATURES																																																																																																																																																																																																																																																																																																																																																																									
										BLD DATE					LGL DATE					04/10/2024 MLU																																																																																																																																																																																																																																																																																																																																																					
										XF DATE					LAND DATE																																																																																																																																																																																																																																																																																																																																																										
										INC DATE					AG DATE																																																																																																																																																																																																																																																																																																																																																										
L N	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																																																																																																																																																																																																																																																																																																																																																										
11	0861	POOL GUNIT	0 100	0 0	344.00	SF	127.50	127.50	100	2019	2019	3	90	39,474																																																																																																																																																																																																																																																																																																																																																											
12	0855	CONC PAVER	0 100	0 0	688.00	SF	10.00	10.00	100	2019	2019	3	98	6,742																																																																																																																																																																																																																																																																																																																																																											
13	1242	WD DECK A	0 100	0 0	225.00	SF	10.00	10.00	100	2019	2019	3	86	1,935																																																																																																																																																																																																																																																																																																																																																											
															TOTAL OB/XF 48,151																																																																																																																																																																																																																																																																																																																																																										
LAND DESCRIPTION										TOTAL OB/XF 48,151																																																																																																																																																																																																																																																																																																																																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																																																																																	