

PT OF LOT 3 & N5/7 FT OF LOT 2
IN OR 2708/892
HERON OAKS PB 5/328

MYERS GARY A & TONI P
21 CASSIA COURT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	344,411
FGR	288	55	158	31,060
FOP	100	30	30	5,898
FOP	132	30	40	7,863
FOP	84	30	25	4,915
FST	16	55	9	1,769
FUS	712	100	712	139,966
UOP	42	20	8	1,572
UOP	200	20	40	7,863
UOP	137	20	27	5,308
TOTALS	3,463		2,801	550,625

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0801	ASPHALT A	0	0	26	9	234.00	SF	3.00	3.00	
3	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	464.00	SF	6.50	6.50	
5	0445	BOX FNC 5'	0	0	0	0	141.00	LF	8.10	8.10	
6	0446	BOX FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,801	153.2774	229.92	644,006	1994	1994	0	0	14.50	85.50
1 SFR CUST - 0% - 2024											
Heated Area: 2464											
HX Base Yr											
21 CASSIA CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/10/2024 MLU											

TOTAL OB/XF											
4,825											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE			550,625
TOTAL MARKET OB/XF VALUE			4,825
TOTAL LAND VALUE - MARKET			625,000
TOTAL MARKET VALUE			1,180,450
SOH/AGL Deduction			0
ASSESSED VALUE			1,180,450
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,180,450
TOTAL JUST VALUE			1,180,450
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,093,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B930668	NEW CONSTR	142,150	12/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2708/892	4/25/2024	WD	Q	I	01
GRANTOR: MEEHAN THOMAS J & TER					
GRANTEE: MYERS GARY A & TONI					
2629/1933	1/27/2023	LE	U	I	11
GRANTOR: MEEHAN THOMAS JOSEPH					
GRANTEE: MEEHAN THOMAS JOSEPH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W14 UOP=[YR=1994] W6 FST=[YR=1994] W4 FGR=[YR=1994] W12 S24 E4 UOP=[YR=1994] S25 E8 N25 W8\$ E8 N24\$ S4 E4 N4\$ S7 E6 N7\$ S7 W6 N3 W4 S45 W10 S19 FOP=[YR=1994] S6 E13 UOP=[YR=2011] S12 W7 S5 E13 N17 W6\$ E7 FOP=[YR=1995] E14N6W14 S6\$ N8 W6 S2 W14\$ E14 N2 E6 S2 E14 N68\$ PTR=E25 FUS=[YR=1994] E19 S22 W8 S9 FOP=[YR=1994] S5 W20 N5 E20\$ W26 N13 E15 N18\$ W25\$.											