

DELUCA DONALD R TRUST/DELUCA DONALD R TRUSTEE
95225 POPLAR WAY
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0186-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG 100
IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 60
14 CARPET 40
03 CENTRAL 100
04 AIR DUCTED 100

3 100
3 100
02 WOOD FRAME 100

1. 1. 100
0 100
00 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03 Quality Level 03
0100SINGLE FAMILY

MKT AREA04
4042.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,7551002,755441,135
FGR6715536959,085
FOP13330406,404
FSP217408713,931

TOTALS3,7763,251520,556

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010031133.00SF10.0010.0010020192019398323

20855CONC PAVER010000934.00SF10.0010.00100201920193989,153

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN100PUD0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE11/07/2019BYKWNWTotal Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0500013,251108.3760162.56528,48320192019001.5098.50

1 SFR CUST - 100% - 2020Heated Area: 2755HX Base Yr 2020

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE520,556
TOTAL MARKET OB/XF VALUE9,476
TOTAL LAND VALUE - MARKET165,000
TOTAL MARKET VALUE695,032
SOH/AGL Deduction273,572
ASSESSED VALUE421,460
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE371,460
TOTAL JUST VALUE695,032
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE621,637

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST V I RSN CD SALE PRICE

2317/012811/04/2019WDQI02491,100

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: DELUCA DONALD R TRU
2138/18168/04/2017SWUV37111,000
GRANTOR: WEEKLEY HOMES LLC F/K
GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W9 L3 D3 FSP=[YR=2019] W17 S10 D3 R3 E14 N13\$ S13 W14 L3 U3 N10 W18 S53 FGR=[YR=2019] S21 E21 S2 E10 FOP=[YR=2019] E19 N7 W19 S7\$ N23 W31\$ E31 S15 E19 N68\$.

FSP 2019

BAS 2019

FGR 2019

FOP 2019