BLOCK 3 LOT 2
ROSEWOOD MEADOWS #1 PB 5/314 &
LOT 24 ROSEWOOD MEADOWS #2 PB 6/

LUCAS RAYMOND WESLEY
716 FRANCIS AVE
NEW SMYRNA BEACH, FL 32168

2024

31-2N-28-1875-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

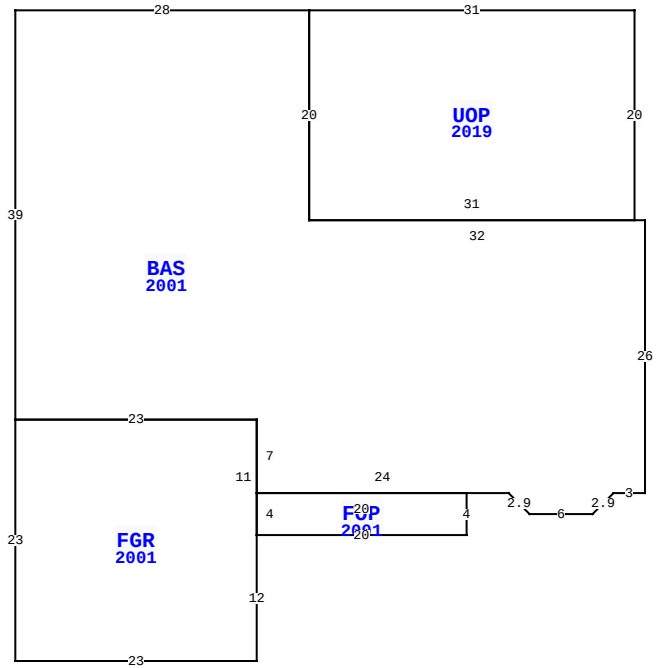
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	251,077
FGR	529	55	291	36,994
FOP	80	30	24	3,051
UOP	620	20	124	15,764
TOTALS	3,204		2,414	306,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,414	114.2680	142.84	344,816	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 2024 Heated Area: 1975 HX Base Yr



95089 HENDRICKS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	351,702
TOTAL MARKET OB/XF VALUE	87,784
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	609,486
SOH/AGL Deduction	0
ASSESSED VALUE	609,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,486
TOTAL JUST VALUE	609,486
NCON VALUE	31,735
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012045	24X50 STEEL BLDG	77,028	09/20/2023
B230012046	750 SF CPT	24,075	09/20/2023
B207275	GARAGE	50,715	10/01/2020
B2008535	SWIM POOL	15,000	10/01/2020
B1905889	FOP	4,000	07/01/2019
R1809153	REPAIR/RRF	12,263	09/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1178	2/21/2024	WD	Q	I	01	680,000
GRANTOR: STONE SHANNA MARIE						
GRANTEE: LUCAS RAYMOND WESLE						
2660/839	8/11/2023	WD	Q	I	03	150,000
GRANTOR: KERLIN THOMAS						
GRANTEE: STONE SHANNA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W31 BAS=[YR=2001] W28 S39 FGR=[YR=2001] S23 E23 N12 FOP=[YR=2001] E20 N4 W20 S4 $ N11 W23 $ E23 S7 E24 D2 R2 E6 U2 R2 E3 N26 W32 N20$ S20 E31 N20 $.

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	0812	CONCRETE C	0	0	0	0	1,560.00	SF	4.00	4.00	100	2001	2001	3	80	4,992	
2	0476	VF 6 SBPL	0	0	0	0	285.00	LF	32.00	32.00	100	2019	2019	3	95	8,664	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2019	2019	3	95	3,648	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
6	0866	POOL FIBER	0	0	0	0	640.00	SF	72.00	72.00	100	2021	2021	3	93	42,854	
7	0855	CONC PAVER	0	0	0	0	985.00	SF	10.00	10.00	100	2021	2021	3	99	9,752	
8	0476	VF 6 SBPL	0	0	0	0	285.00	LF	32.00	32.00	100	2019	2019	3	95	8,664	
9	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
10	0351	CARPORT MT	1	0	0	0	750.00	SF	10.00	10.00	100	2024	2023		100	7,500	

TOTAL OB/XF 87,784

LAND DESCRIPTION

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

BLOCK 3 LOT 2
ROSEWOOD MEADOWS #1 PB 5/314 &
LOT 24 ROSEWOOD MEADOWS #2 PB 6/

LUCAS RAYMOND WESLEY
716 FRANCIS AVE
NEW SMYRNA BEACH, FL 32168

2024

31-2N-28-1875-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

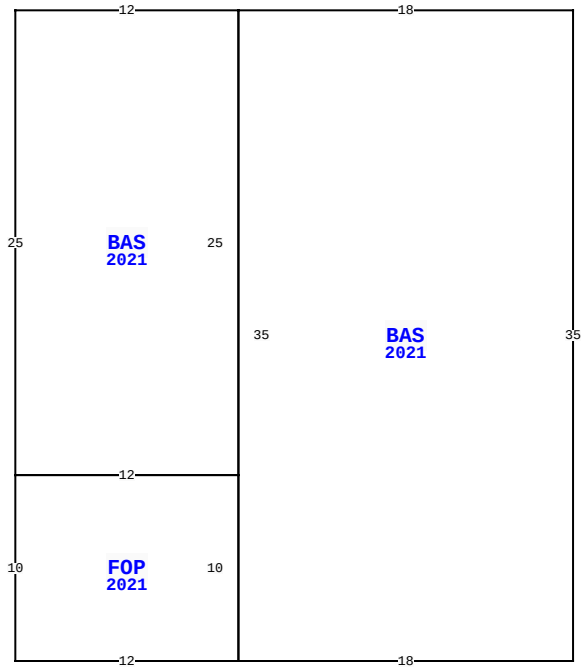
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	6,392
BAS	630	100	630	13,422
FOP	120	30	36	767
TOTALS	1,050		966	20,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	966	62.1000	21.74	21,001	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 0% - 2024 Heated Area: 930 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/26/2023 MLU
AG DATE	

95089 HENDRICKS RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	351,702
TOTAL MARKET OB/XF VALUE	87,784
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TOTAL MARKET VALUE	609,486
SOH/AGL Deduction	0
ASSESSED VALUE	609,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,486
TOTAL JUST VALUE	609,486
NCON VALUE	31,735
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017916	NEW CONSTR	99,594	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1178	2/21/2024	WD	Q	I	01	680,000
GRANTOR: STONE SHANNA MARIE						
GRANTEE: LUCAS RAYMOND WESLE						
2660/839	8/11/2023	WD	Q	I	03	150,000
GRANTOR: KERLIN THOMAS						
GRANTEE: STONE SHANNA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W12 S25 FOP=[YR=2021] S10 E12 N10 W12$ E12 N25$ S35 E18 N35$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

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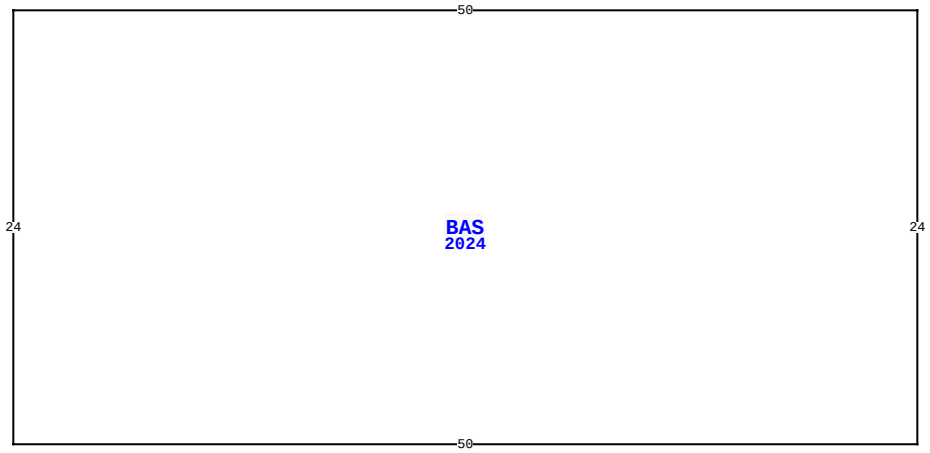
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,235
TOTALS	1,200		1,200	24,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	20.40	24,480	2023	2023	0	0	0	1.00	99.00

4 GARAGE RES – 0% - 2024 Heated Area: 1200 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,486
TOTAL JUST VALUE	609,486
NCON VALUE	31,735
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LUCAS RAYMOND WESLE						
2660/839	8/11/2023	WD	Q	I	03	150,000
GRANTOR: KERLIN THOMAS						
GRANTEE: STONE SHANNA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E50 S24 W50 N24 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS