

PERRY GREGORY WESTON SR
95719 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

34-ZN-28-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1.5 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	151,438
DCK	144	10	14	1,204
TOTALS	1,904		1,774	152,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	108.1500	102.74	182,261	1987	1987		0	0	16.25	83.75

1 SINGLE FAM - 100% - 2005Heated Area: 1760HX Base Yr 2005

44

44

28

12

12

12

12

BAS
1993

DCK
2019

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		152,644	
TOTAL MARKET OB/XF VALUE		1,781	
TOTAL LAND VALUE - MARKET		68,475	
TOTAL MARKET VALUE		222,900	
SOH/AGL Deduction		101,193	
ASSESSED VALUE		121,707	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		71,707	
TOTAL JUST VALUE		222,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,774	

PERMIT NUMDESCRIPTIONAMTISSUED

R1213232REPAIR/RRF70011/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/1204	9/09/2020	QC	U	I	11	100

GRANTOR: O'CONNOR SINDY

GRANTEE: PERRY GREGORY WESTO

1194/108212/10/2003WDU I 0165,000

GRANTOR: PERRY JOHN E & JEAN L

GRANTEE: PERRY GREGORY & SIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S44 E28 DCK=[YR=2019] S12 E12 N12 W12\$ E12 N44 \$.

LAND DESCRIPTION

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
1	000100	C	SFR	100	0005	RSF-1	0.00	0.00	0.83	AC		1.00	1.00	1.10	75,000.00	82,500.00	68,475							

REVIEW DATE 07/09/2020 BY KWA Total Acres: 0.83 Total Land Value: 68,475 Market: 0 Agricultural: 0 Common: 68,475 PRINTED 08/06/2024 BY SYS