IN OR 2250/1859
EX R/W OR 210/147

DELGAUDIO GREGORY J
96042 REILLY CT
YULEE, FL 32097

2024

40-2N-28-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

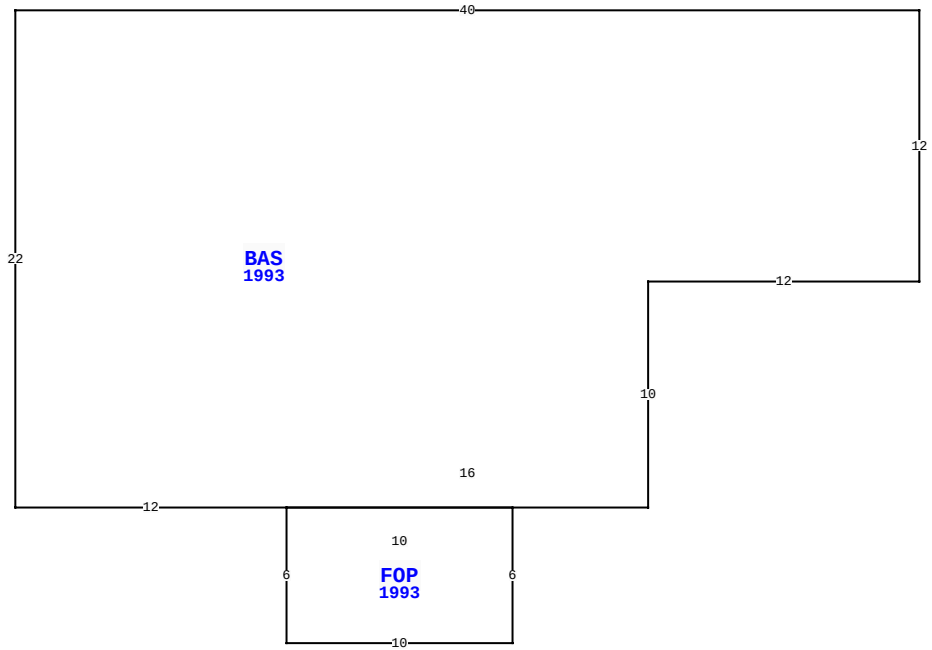
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	760	49,976
FOP	60	30	18	1,183
TOTALS	820		778	51,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	778	98.7000	139.91	108,850	1956	1985	0	0	0	53.00	47.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 760 HX Base Yr



474471 SR 200, FERNANDINA BEACH

BLD DATE	05/20/2022	KK	LGL DATE		
XF DATE	05/20/2022	HS	LAND DATE	05/20/2022	HS
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	115,843
TOTAL MARKET OB/XF VALUE	45,300
TOTAL LAND VALUE - MARKET	152,490
TOTAL MARKET VALUE	313,633
SOH/AGL Deduction	49,599
ASSESSED VALUE	264,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,034
TOTAL JUST VALUE	313,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016934	REMODEL-SF TO COM	1,000	12/07/2021
21007808	STORAGE BLDG	92,304	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1859	1/11/2019	WD	Q	I	01	225,000
GRANTOR: LORENZO SOL LIVING TR						
GRANTEE: DELGAUDIO GREGORY J						
1782/1298	2/28/2012	WD	U	I	30	100
GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S22 E12 FOP=[YR=1993] S6 E10 N6W10$ E16 N10 E12 N12$.

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	0803	ASPHALT C	0	0	0	0	9,922.00	SF	2.00	2.00	100	2021	2021	3	88	17,463	
2	0812	CONCRETE C	0	0	0	0	4,297.00	SF	4.00	4.00	100	2021	2021	3	99	17,016	
3	0400	CONC CURB	0	0	0	0	32.00	LF	15.00	15.00	100	2021	2021	3	99	475	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	99	25	
5	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2021	2021	3	93	1,860	
6	0940	SHEDS/PORT	0	0	0	0	192.00	SF	30.00	30.00	100	2021	2021	3	93	5,357	
7	0819	CONC 12"	0	0	33	10	330.00	SF	9.50	9.50	100	2021	2021	3	99	3,104	

LAND DESCRIPTION

TOTAL OB/XF 45,300

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	001700	C	1STORY OFF	0		CG	0.00	0.00	30,498.00	SF		1.00	1.00	1.00	5.00	5.00	152,490							

REVIEW DATE 07/18/2023 BY HS Total Acres: 0.00 Total Land Value: 152,490 Market: 0 Agricultural: 0 Common: 152,490 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

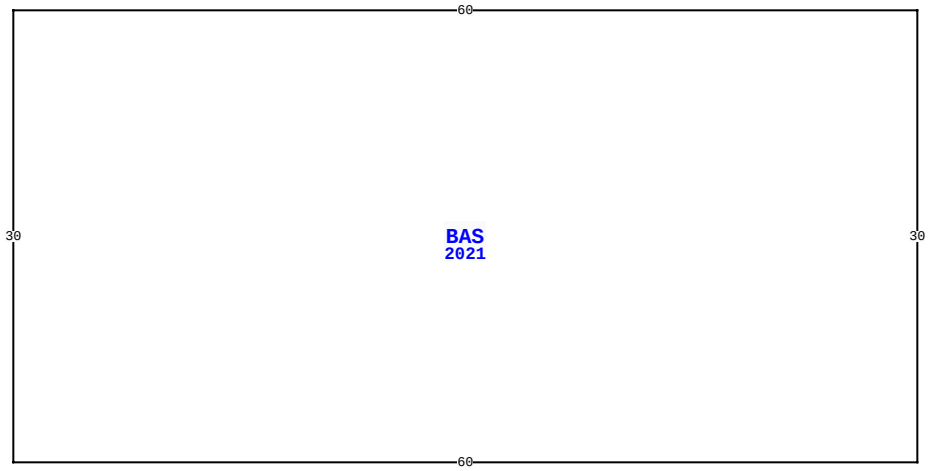
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		15 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	64,683
TOTALS	1,800		1,800	64,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	1,800	84.4620	38.64	69,552	2021	2021	0	0	0	7.00	93.00

2 PREFAB MTL – 0% - 0 Heated Area: 1800 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: LORENZO SOL						
GRANTEE: LORENZO SOL TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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 07/18/2023 BY HS Total Acres: 0.00 Total Land Value: 152,490 Market: 0 Agricultural: 0 Common: 152,490 PRINTED 08/06/2024 BY SYS