LOTS 30 & 28
IN OR 1887/702
BELLE GLADE SUB PB 3/55

JAROSKA DARIUSZ
1639 ORANGE AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

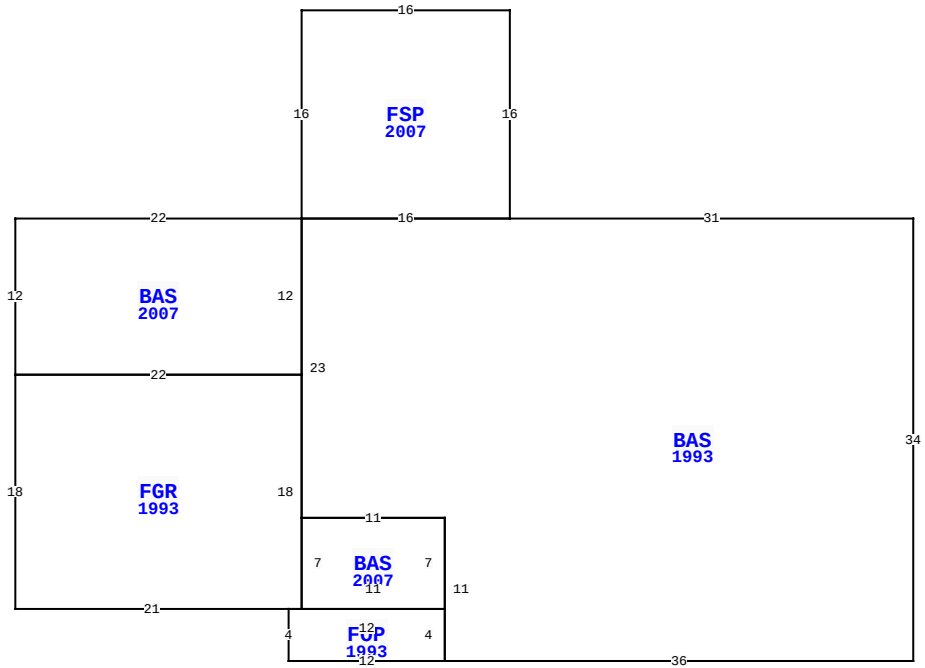
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1993	1,477	123,536
BAS	77	100	2007	77	6,440
BAS	264	100	2007	264	22,081
FGR	396	55	1993	218	18,234
FOP	48	30	1993	14	1,171
FSP	256	40	2007	102	8,531
TOTALS	2,518			2,152	179,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,152	104.5513	104.55	224,992	1984	1984	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1818 HX Base Yr 2014



1639 ORANGE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		186,184
TOTAL MARKET OB/XF VALUE		13,384
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		699,568
SOH/AGL Deduction		440,569
ASSESSED VALUE		258,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,277
TOTAL JUST VALUE		699,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21110	XFOB	7,000	02/01/2008
B0618152	REPAIR/RRF	9,611	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1887/0702	10/31/2013	WD	Q	I	01	205,000
GRANTOR: EDMONDSON DARLENE L E						
GRANTEE: JAROSKA DARIUSZ						
1033/0528	1/28/2002	QC	Q	I	01	100
GRANTOR: EDMONDSON DARLENE						
GRANTEE: EDMONDSON JOE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FSP=[YR=2007] N16 W16 S16 E16$ W16 BAS=[YR=2007] W22 S12 FGR=[YR=1993] S18 E21 FOP=[YR=1993] S4 E12 N4 BAS=[YR=2007] N7 W11 S7 E11$ W12$ E1 N18 W22$ E22 N12$ S23 E11 S11 E36 N34$.

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	0811	CONCRETE B	0	100	42	17	714.00	SF	5.20	5.20	100	1984	1984	3	41	1,522	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1984	1984	3	41	1,279	
4	1123	CB 8"	0	100	0	0	3,709.00	SF	1.85	1.85	100	2000	2000	3	77	5,269	
5	0810	CONCRETE A	0	100	0	0	358.00	SF	6.50	6.50	100	2000	2000	3	77	1,792	
6	0810	CONCRETE A	0	100	0	0	212.00	SF	6.50	6.50	100	2000	2000	3	77	1,061	
7	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	77	60	
8	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	2000	2000	3	77	100	
9	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2009	2009	3	74	189	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	74	222	

TOTAL OB/XF 13,384

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS

LOTS 30 & 28
IN OR 1887/702
BELLE GLADE SUB PB 3/55

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FERNANDINA BEACH, FL 32034

2025

00-00-30-0140-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

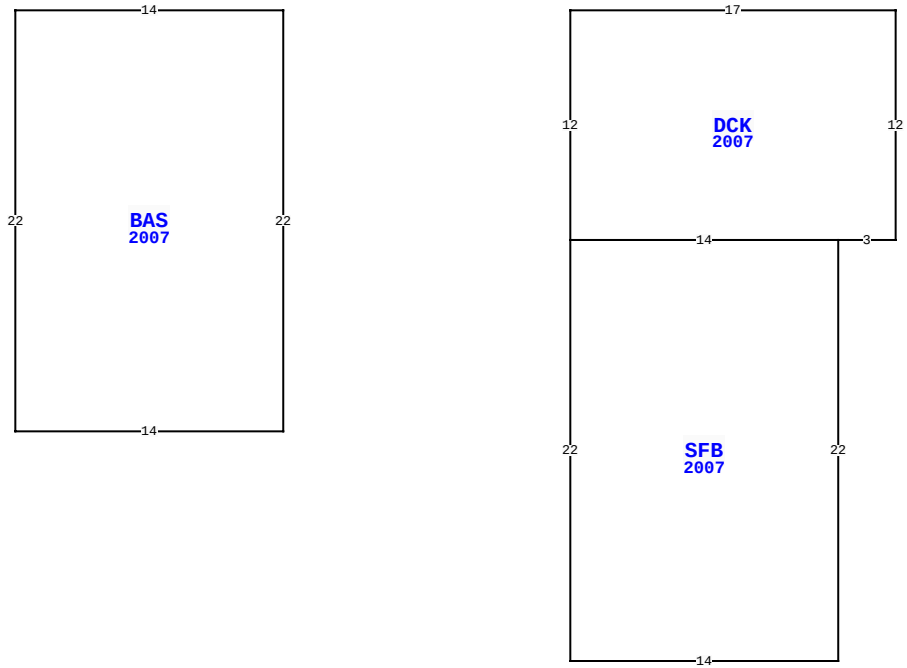
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	2007	308	3,322
DCK	204	10	2007	20	216
SFB	308	80	2007	246	2,653
TOTALS	820			574	6,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	574	58.3000	21.57	12,381	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2014 Heated Area: 554 HX Base Yr 2014



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NASSAU COUNTY PROPERTY

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GRANTEE: JAROSKA DARIUSZ						
1033/0528	1/28/2002	QC	Q	I	01	100
GRANTOR: EDMONDSON DARLENE						
GRANTEE: EDMONDSON JOE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 S22 E14 N22$ PTR= E15 DCK=[YR=2007] E17 S12 W3 SFB=[YR=2007] S22 W14 N22 E14$ W14 N12$ W15$.

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 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS