

LOT 17
IN OR 695 PG 815
ISLAND BLUFF SUB PB 5/92

GRABLE AARON J
1744 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0017-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1993	1,329	186,685
FGR	528	55	1993	290	40,737
FOP	68	30	1993	20	2,809

TOTALS	1,925			1,639	230,230
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	23	3	69.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0811	CONCRETE B	0	100	15	14	210.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,639	131.3760	173.42	284,235	1986	1986		0	0	19.00
1 SNGL FAM - 100% - 1995											
Heated Area: 1329											
HX Base Yr 1995											

1744 PHEASANT LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	100	1986	1986	3	47	1,369	
2	0811	CONCRETE B	0	100	23	3	69.00	SF	5.20	5.20	100	1986	1986	3	47	169	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0811	CONCRETE B	0	100	15	14	210.00	SF	5.20	5.20	100	1986	1986	3	47	513	

TOTAL OB/XF											
4,081											

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		230,230	
TOTAL MARKET OB/XF VALUE		4,081	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		434,311	
SOH/AGL Deduction		330,913	
ASSESSED VALUE		103,398	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		52,676	
TOTAL JUST VALUE		434,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0695/0815	12/30/1993	WD	Q	I		75,300	
GRANTOR: STEWART KARYL L							
GRANTEE: GRABLE AARON J							
0487/0328	4/01/1986	WD	Q	I		68,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S15 W17 N2 W8 S2 W10 S11 FGR=[YR=1993] S22 E24 N8 FOP=[YR=1993] E17 N4 W17 S4 \$ N14 W24 \$ E24 S10 E17 S7 E14 N43 \$.											