LOT 30
IN OR 603/923
ISLAND BLUFF SUB PB 5/92

WILLIAMS GEORGE JR & CHARLOTTE
1712 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

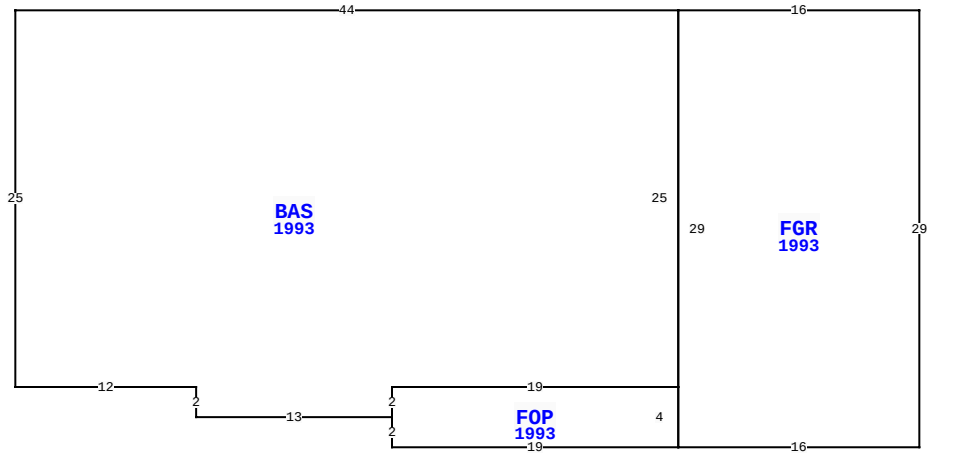
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	162,197
FGR	464	55	1993	255	36,732
FOP	76	30	1993	23	3,313
TOTALS	1,666			1,404	202,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,404	131.7992	173.97	244,254	1986	1986	0	0	0	17.20	82.80

1 SNGL FAM – 100% - 1991 Heated Area: 1126 HX Base Yr 1991



1712 PHEASANT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		202,242
TOTAL MARKET OB/XF VALUE		1,671
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		403,913
SOH/AGL Deduction		314,147
ASSESSED VALUE		89,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,044
TOTAL JUST VALUE		403,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0923	8/02/1990	WD	Q	I		65,000
GRANTOR: BRACKETT CHRIS & PAT						
GRANTEE: WILLIAMS GEORGE JR						
0502/0677	11/01/1986	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W44 S25 E12 S2 E13
FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 $ S29 E16 N29 $.

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	28	3	84.00	SF	5.20	5.20	100	1986	1986	3	47	205	
2	0811	CONCRETE B	0	100	48	10	480.00	SF	5.20	5.20	100	1986	1986	3	47	1,173	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	47	293	

LAND DESCRIPTION

TOTAL OB/XF 1,671

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS