LOT 36
ISLAND BLUFF SUB PB 5/92
ESMT IN OR 2367-1170

CRUZ CARLI YANNELLO
1745 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0036-0000

BUILDING CHARACTERISTICS

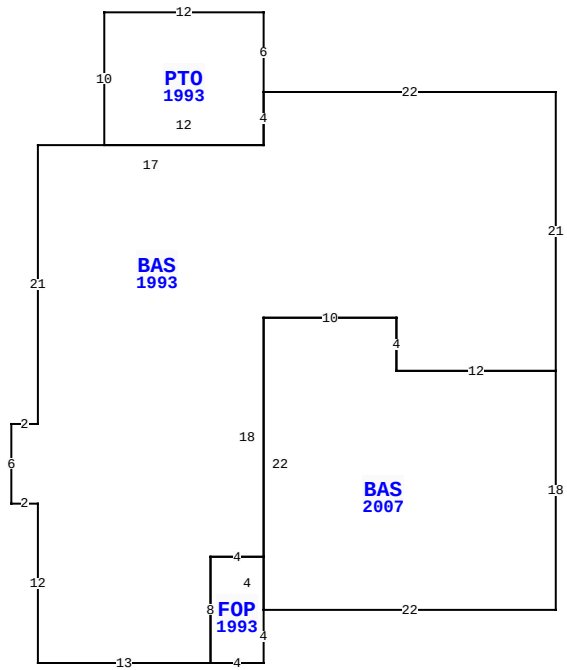
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,065	100	1993	1,065	159,847
BAS	436	100	2007	436	65,439
FOP	32	30	1993	10	1,501
PTO	120	5	1993	6	900
TOTALS	1,653			1,517	227,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,517	135.3642	178.68	271,058	1986	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2025 Heated Area: 1501 HX Base Yr 2025



1745 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		227,689
TOTAL MARKET OB/XF VALUE		25,583
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		453,272
SOH/AGL Deduction		0
ASSESSED VALUE		453,272
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		397,550
TOTAL JUST VALUE		453,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16981	SWIM POOL	15,000	01/01/2006
3478	NEW CONSTR	26,147	07/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/382	3/29/2024	WD	Q	I	01	545,000
GRANTOR: MILLER JANET						
GRANTEE: CRUZ CARLI YANNELLO						
0770/0746	9/06/1996	WD	Q	I		62,000
GRANTOR: BRACKETT CHRISTOPHER						
GRANTEE: MILLER JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N6 W12 S10 E12 N4 $ S4 W17 S21 W2 S6 E2 S12 E13 FOP=[YR=1993] E4 N4 BAS=[YR=2007] E22 N18 W12 N4 W10 S22 $ N4 W4 S8 $ N8 E4 N18 E10 S4 E12 N21 $.

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	0810	CONCRETE A	0	100	35	16	560.00	SF	6.50	6.50	100	1986	1986	3	47	1,711	
2	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	2006	2006	3	40	13,770	
3	0845	KOOL DECK	0	100	0	0	804.00	SF	7.25	7.25	100	2006	2006	3	86	5,013	
4	0910	SCRN RM L	0	100	33	26	858.00	SF	15.00	15.00	100	2006	2006	3	24	3,089	
5	0754	FOP	0	100	33	11	363.00	SF	15.00	15.00	100	2006	2006	3	24	1,307	
6	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
7	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2006	2006	3	86	134	

LAND DESCRIPTION

TOTAL OB/XF 25,583

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