LOT 38
IN OR 2165/1740
ISLAND BLUFF SUB PB 5/92

BRIDGES WALTER BERNARD JR/RAMOS NICO M
1737 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0038-0000

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		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

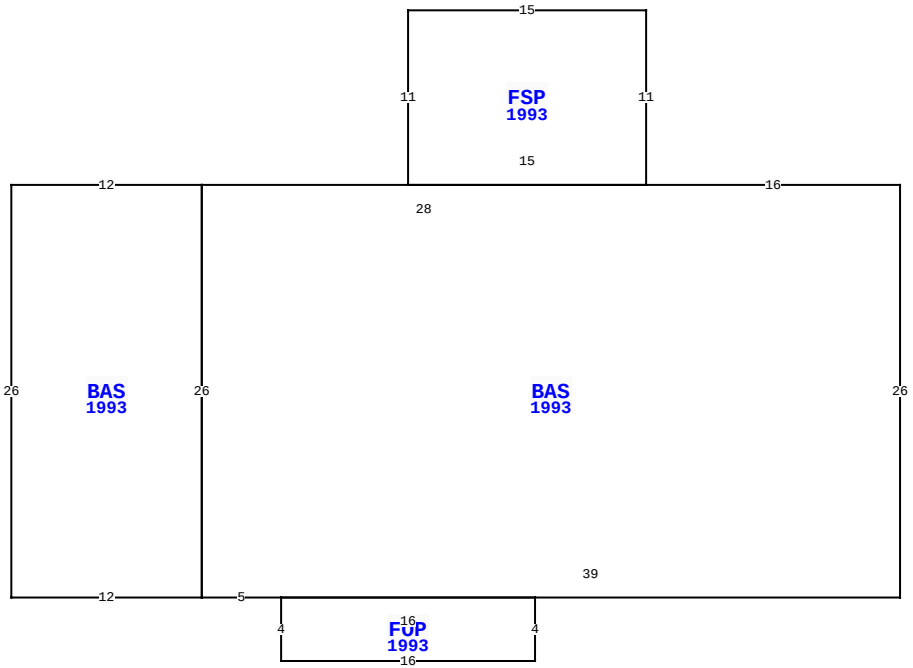
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	1993	312	44,471
BAS	1,144	100	1993	1,144	163,060
FOP	64	30	1993	19	2,709
FSP	165	40	1993	66	9,407
TOTALS	1,685			1,541	219,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,541	128.0916	169.08	260,552	1986	1991	0	0	0	15.70	84.30

1 SNGL FAM – 100% - 2008 Heated Area: 1456 HX Base Yr 2008



1737 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		219,645
TOTAL MARKET OB/XF VALUE		3,695
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		423,340
SOH/AGL Deduction		279,053
ASSESSED VALUE		144,287
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,565
TOTAL JUST VALUE		423,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20213074	REPAIR/RRF	0	03/01/2021
5387	XFOB	1,700	12/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1740	12/14/2017	QC	U	I	11	100
GRANTOR: BRIDGES WALTER B JR						
GRANTEE: BRIDGES WALTER B JR						
1498/1963	5/14/2007	WD	Q	I	01	100
GRANTOR: BRIDGES JOHN JOSEPH L						
GRANTEE: BRIDGES WALTER B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] N11 W15 S11 E15 $ W28
BAS=[YR=1993] W12 S26 E12 N26 $ S26 E5 FOP=[YR=1993] S4 E16
N4 W16 $ E39 N26 $.

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	5	4	9.00	SF	5.20	5.20	100	1986	1986	3	47	22	
2	0811	CONCRETE B	0	100	80	10	800.00	SF	5.20	5.20	100	1986	1986	3	47	1,955	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1989	1989	3	20	600	
4	0820	WOOD WALK	0	100	0	0	192.00	SF	11.75	11.75	100	1990	1990	3	40	902	
5	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1990	1990	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 3,695

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