LOT 39
IN OR 2536/1853
ISLAND BLUFF SUB PB 5/92

PERRYMAN JOSH B/MCSWAIN KELLIE
1733 PHEASANT LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

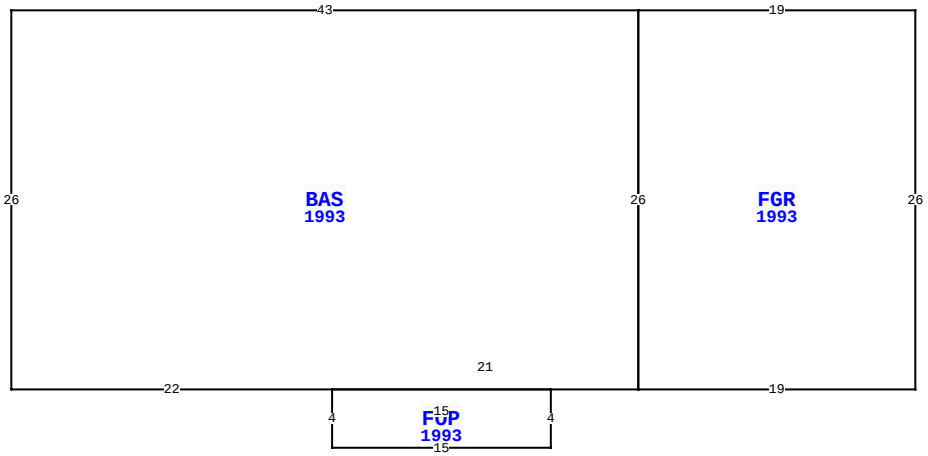
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,118	100	1993	1,118	161,475
FGR	494	55	1993	272	39,285
FOP	60	30	1993	18	2,600
TOTALS	1,672			1,408	203,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,408	132.5168	174.92	246,287	1986	1986	0	0	0	17.43	82.57

1 SNGL FAM – 100% - 2023 Heated Area: 1118 HX Base Yr 2023



1733 PHEASANT LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		203,359
TOTAL MARKET OB/XF VALUE		2,769
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		406,128
SOH/AGL Deduction		90,872
ASSESSED VALUE		315,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,534
TOTAL JUST VALUE		406,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1853	1/28/2022	WD	U	I	30	310,000
GRANTOR: HAAG DETLEV & ANNETTE						
GRANTEE: PERRYMAN JOSH B & K						
1369/0705	11/28/2005	WD	Q	I		161,000
GRANTOR: AULD LAND SYNE INC						
GRANTEE: HAAG DETLEV & ANNET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] W43 S26 E22 FOP=[YR=1993] S4 E15 N4 W15 $ E21 N26 $ S26 E19 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	0810	CONCRETE A	0	100	44	16	704.00	SF	6.50	6.50	100	1986	1986	3	47	2,151	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1986	1986	3	47	202	
3	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1986	1986	3	47	367	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	47	49	

LAND DESCRIPTION

TOTAL OB/XF 2,769

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	0006	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