LOT 42
ISLAND BLUFF SUB PB 5/92

PELLETIER MICHAEL & CHRISTINA
1536 STEFAN COLE LN
APOPKA, FL 32703

2025

00-00-30-031B-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

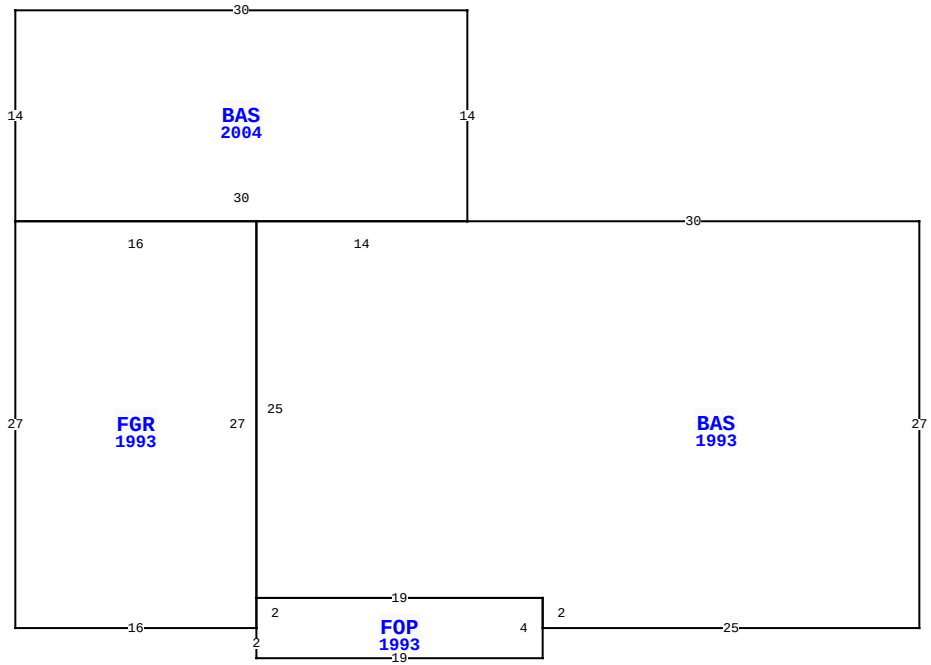
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	210,576
BAS	420	100	2004	420	76,906
FGR	432	55	1993	238	43,580
FOP	76	30	1993	23	4,211
TOTALS	2,078			1,831	335,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,831	143.7500	189.75	347,432	1986	2016	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 2024 Heated Area: 1570 HX Base Yr



1721 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	335,272
TOTAL MARKET OB/XF VALUE	3,248
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	538,520
SOH/AGL Deduction	18,738
ASSESSED VALUE	519,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,782
TOTAL JUST VALUE	538,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	472,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R02-4221	REPAIR/RRF	2,780	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/161	5/18/2023	WD	Q	I	01	579,000
GRANTOR: RAINES JAN P						
GRANTEE: PELLETIER MICHAEL &						
2250/1627	1/18/2019	WD	Q	I	01	299,900
GRANTOR: SHERRILL JOSHUA R & H						
GRANTEE: RAINES JAN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 BAS=[YR=2004] N14 W30 S14 FGR=[YR=1993] S27 E16 FOP=[YR=1993] S2 E19 N4 W19 S2$ N27 W16$ E30$ W14 S25 E19 S2 E25 N27$.

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	0	51	10	510.00	SF	6.50	6.50	100	1986	1986	3	47	1,558	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	1986	1986	3	47	247	
3	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	1986	1986	3	47	580	
4	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	2004	2004	3	83	863	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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	0		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