

LOT 43
IN OR 1987/213
ISLAND BLUFF SUB PB 5/92

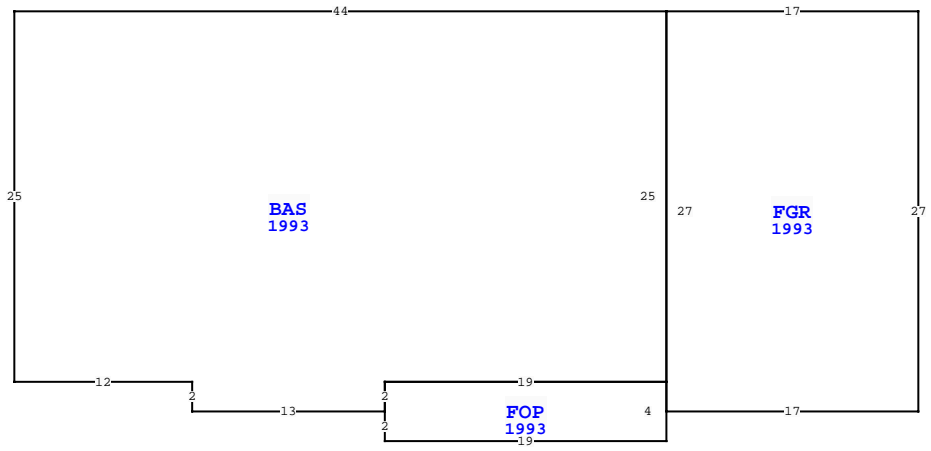
WILLIAMS RONNETTA L/KORPELAINEN ARI JUHANI
1715 PHEASANT LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0043-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
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
BAS	1,126	100	1993
FGR	459	55	1993
FOP	76	30	1993
TOTALS	1,661		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,401	138.7360	183.13	256,565	1986	2011	0	0	6.00	94.00
1 SNGL FAM - 100% - 2016 Heated Area: 1126 HX Base Yr 2016											



EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
L	OB/XF CODE						
1	0810	CONCRETE A	0	100	25	10	250.00
2	0811	CONCRETE B	0	100	26	3	78.00
3	0811	CONCRETE B	0	100	12	10	120.00

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	6.50	100	1986	1986	3	47	764	
5.20	5.20	100	1986	1986	3	47	191	
5.20	5.20	100	1986	1986	3	47	293	

LAND DESCRIPTION		TOTAL OB/XF 1,248																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF 1,248	
1,248	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			241,171
TOTAL MARKET OB/XF VALUE			1,248
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			442,419
SOH/AGL Deduction			244,980
ASSESSED VALUE			197,439
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			146,717
TOTAL JUST VALUE			442,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			380,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018677	REMODEL	15,000	12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0213	6/12/2015	WD Q	Q	I	02	158,000
GRANTOR: SIEGEL ERIC M						
GRANTEE: WILLIAMS RONNETTA L						
1242/1522	7/01/2004	WD Q	Q	I		157,000
GRANTOR: BALDWIN RICHARD C & S						
GRANTEE: SIEGEL ERIC M						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W17 BAS=[YR=1993] W44 S25 E12 S2 E13	
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 \$ S27 E17 N27 \$.	