S-10 & S-12 OF LOT 25
ESMT IN OR 927/271
IN OR 927/273

O'TOOLE BRIAN S & CHRISTINE D
2054 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

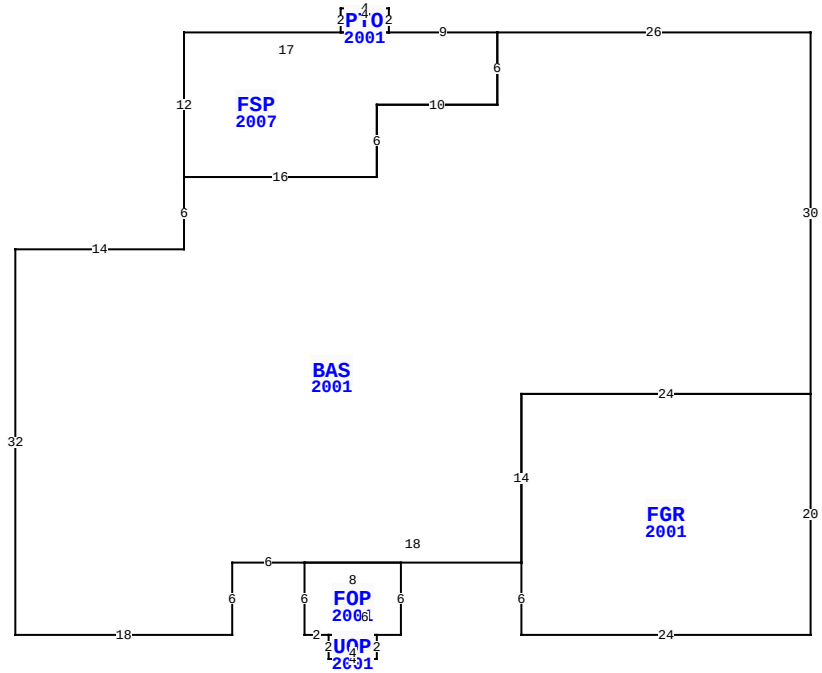
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100	2001	2,172	265,650
FGR	480	55	2001	264	32,289
FOP	48	30	2001	14	1,712
FSP	252	40	2007	101	12,353
PTO	8	5	2001	0	0
UOP	8	20	2001	2	244
TOTALS	2,968			2,553	312,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	104.6976	138.20	352,825	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 2172 HX Base Yr 2002



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

2054 FRIENDLY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		334,592
TOTAL MARKET OB/XF VALUE		48,515
TOTAL LAND VALUE - MARKET		285,600
TOTAL MARKET VALUE		668,707
SOH/AGL Deduction		322,765
ASSESSED VALUE		345,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,220
TOTAL JUST VALUE		668,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08606	REPAIR/RRF	1,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/0273	4/05/2000	WD	Q	V		40,000

GRANTOR: VANPUYMBROUCK ROBERT
GRANTEE: O'TOOLE BRIAN S & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 FSP=[YR=2007] W9 PTO=[YR=2001] N2 W4 S2 E4 $ W17 S12 E16 N6 E10 N6 $ S6 W10 S6 W16 S6 W14 S32 E18 N6 E6 FOP=[YR=2001] S6 E2 UOP=[YR=2001] S2 E4 N2 W4 $ E6 N6 W8 $ E18 FGR=[YR=2001] S6 E24 N20 W24 S14 $ N14 E24 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0861	POOL GUNIT	0	100	0	0	585.00	SF	85.00	85.00	100	2007	2007	3	44	21,879	
3	0845	KOOL DECK	0	100	0	0	1,068.00	SF	7.25	7.25	100	2007	2007	3	87	6,736	
4	0855	CONC PAVER	0	100	0	0	219.00	SF	3.00	3.00	100	2007	2007	3	87	572	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2007	2007	3	27	347	
6	0812	CONCRETE C	0	100	0	0	3,456.00	SF	4.00	4.00	100	2007	2007	3	87	12,027	
7	0462	ST/AL FNC	0	100	0	0	676.00	SF	10.00	10.00	100	2007	2007	3	44	2,974	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	
9	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2007	2007	3	87	626	

LAND DESCRIPTION

TOTAL OB/XF 48,515

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	2.04	AC		1.00	1.00	1.00	140,000.00	140,000.00	285,600							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 2.04 Total Land Value: 285,600 Market: 0 Agricultural: 0 Common: 285,600 PRINTED 07/30/2025 BY SYS

S-10 & S-12 OF LOT 25
ESMT IN OR 927/271
IN OR 927/273

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FERNANDINA BEACH, FL 32034

2025

00-00-30-034B-0025-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

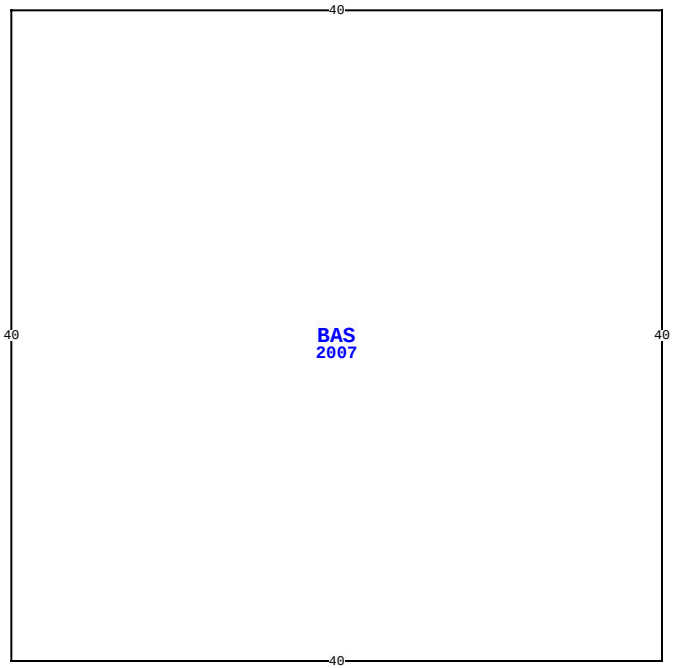
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2007	1,600	22,342
TOTALS	1,600			1,600	22,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	51.0000	18.87	30,192	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2002 Heated Area: 1600 HX Base Yr 2002



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2054 FRIENDLY RD, FERNANDINA BEACH

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,775

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0927/0273	4/05/2000	WD	Q	V		40,000

GRANTOR: VANPUYMBROUCK ROBERT
GRANTEE: O'TOOLE BRIAN S & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S40 E40 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/18/2019 BY DJA Total Acres: 2.04 Total Land Value: 285,600 Market: 0 Agricultural: 0 Common: 285,600 PRINTED 07/30/2025 BY SYS