LOT 8 IN OR 2045/1874
LANDS OF E O FRIENDS R/P OF
LOT 28 DBK 165/145

PLACHINSKI WILLIAM G &/COX GINA
2356 FRIENDLY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-034C-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

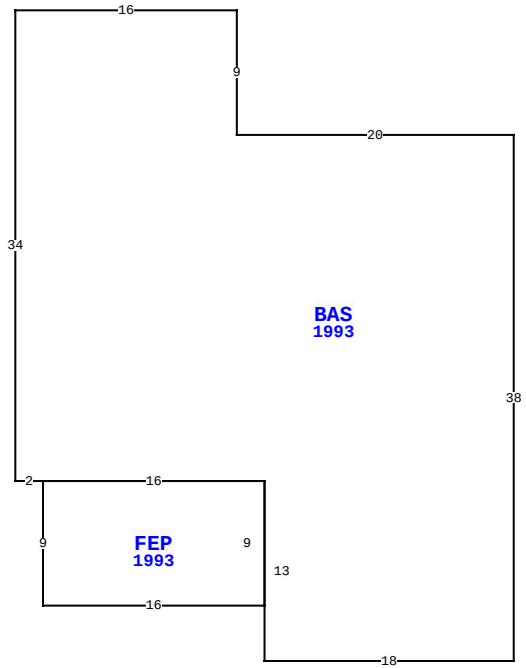
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	1993	1,278	64,754
FEP	144	80	1993	115	5,827
TOTALS	1,422			1,393	70,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	90.4800	90.48	126,039	1951	1951	0	0	0	44.00	56.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1278 HX Base Yr 2018



2356 FRIENDLY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		70,582
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		267,822
SOH/AGL Deduction		166,654
ASSESSED VALUE		101,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,446
TOTAL JUST VALUE		267,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961759	H/AC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/1874	5/16/2016	WD	Q	I	01	102,300
GRANTOR: ERICKSEN TODD S						
GRANTEE: PLACHINSKI WILLIAM						
2034/1914	3/18/2016	WD	U	I	37	45,000
GRANTOR: OSBORNE NADINE ETAL						
GRANTEE: ERICKSEN TODD S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N9 W16 S34 E2 FEP=[YR=1993] S9 E16 N9 W16 $ E16 S13 E18 N38 $.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1951	1951	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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-	2100.00	197.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS