BLOCK G LOT 3
OAK GROVE UNIT 2 PB 2/60

NULL CHARLES/
P O BOX 1379
FERNANDINA BEACH, FL 32035-1379

2025

00-00-30-042C-000G-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

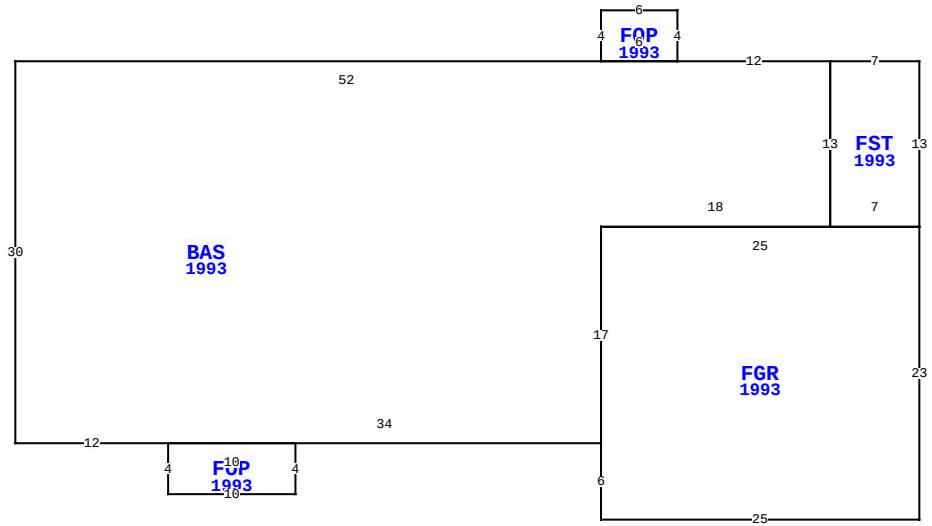
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1993	1,614	144,292
FGR	575	55	1993	316	28,250
FOP	24	30	1993	7	626
FOP	40	30	1993	12	1,073
FST	91	55	1993	50	4,470
TOTALS	2,344			1,999	178,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,999	120.0000	120.00	239,880	1961	1990	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 1990 Heated Area: 1614 HX Base Yr 1990



794 PELICAN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 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		178,711
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		310,911
SOH/AGL Deduction		206,050
ASSESSED VALUE		104,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,139
TOTAL JUST VALUE		310,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941118	CHNGE SRVC	850	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/06/1989	CN	Q	I		67,200
GRANTOR: DUNCAN PATRICK L & ME						
GRANTEE: NULL CHARLES						
0481/0083	2/01/1986	WD	Q	I		64,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W7 BAS=[YR=1993] W12 FOP=[YR=1993] N4 W6 S4 E6$ W52 S30 E12 FOP=[YR=1993] S4 E10 N4 W10$ E34 FGR=[YR=1993] S6 E25 N23 W25 S17$ N17 E18 N13$ S13 E7 N13$.

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	21	22	462.00	SF	6.50	6.50	100	1961	1961	3	20	601	
2	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50	6.50	100	1961	1961	3	20	759	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1961	1961	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 05/18/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS