

BLOCK I LOT 7  
E 581/2 FT OF LOT 5 +  
E 81/2 FT OF LOT 6 +

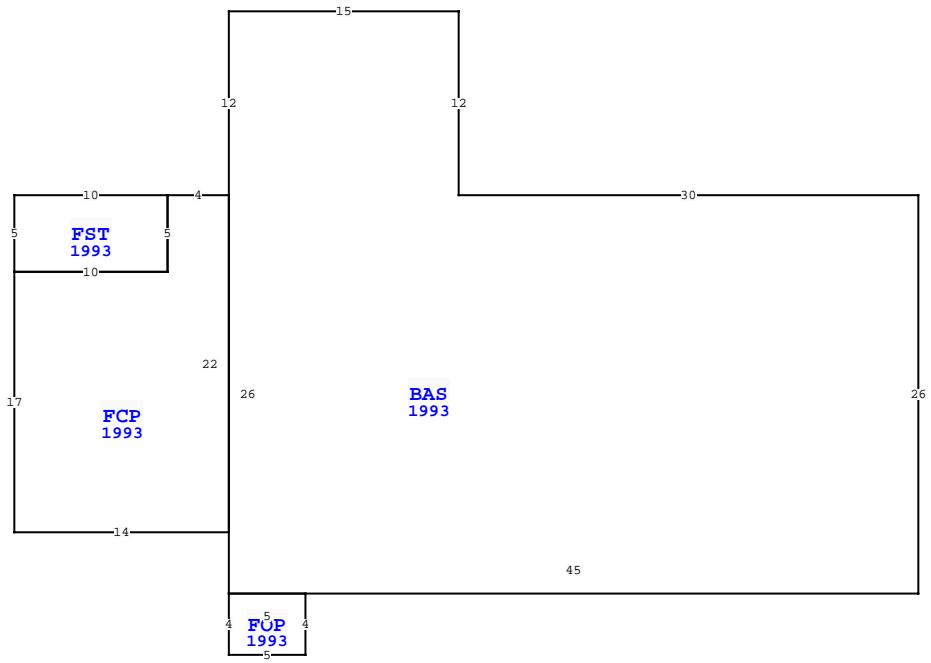
GEORGE MARY S L/E/  
767 PELICAN LANE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-042D-000I-0070

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	90
Interior Wall	06	CUST PANEL	10
Interior Floor	05	ASPH TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	1,350	100	1993
FCP	258	25	1993
FOP	20	30	1993
FST	50	55	1993
TOTALS	1,678		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,448	112.1120	112.11	162,335	1961	1980		0	0	22.00
1 SINGLE FAM - 100% - 0 Heated Area: 1350 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			126,621
TOTAL MARKET OB/XF VALUE			809
TOTAL LAND VALUE - MARKET			140,400
TOTAL MARKET VALUE			267,830
SOH/AGL Deduction			188,777
ASSESSED VALUE			79,053
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			23,331
TOTAL JUST VALUE			267,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313477	ROOF	6,000	05/01/2013
B22312	REMODEL	1,100	03/01/2009
P951057	REMODEL	2,000	07/01/1995
6347	REPAIR/RRF	2,500	03/13/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2640/563	5/09/2023	QC	U	I	11	100
GRANTOR: GEORGE MARY S						
GRANTEE: GEORGE MICHAEL W						
0099/0562	1/01/1970	TA	U	I		16,400
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	215.00	SF	6.50	6.50	100	1980
2	0940	SHEDS/PORT	0	100	10	100.00	SF	19.50	19.50	100	2000

BLD DATE 07/23/2014 KK LGL DATE 04/11/2024 MLU  
XF DATE  
INC DATE

767 PELICAN LN, FERNANDINA BEACH

BUILDING NOTES											
BAS=[YR=1993] W30 N12 W15 S12 FCP=[YR=1993] W4 FST=[YR=1993] W10 S5 E10 N5 \$ S5 W10 S17 E14 N22 \$ S26 FOP=[YR=1993] S4 E5 N4 W5 \$ E45 N26 \$ .											

LAND DESCRIPTION												TOTAL OB/XF												
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	0006	RSF	2108.00	200.00	108.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	140,400							