

BLOCK J LOTS 5 & 6
& W 1/2 OF LOT 7
IN OR 96 PG 159

EDWARDS CHARLES E & GRACE S
735 PELICAN LN
FERNANDINA BEACH, FL 32034

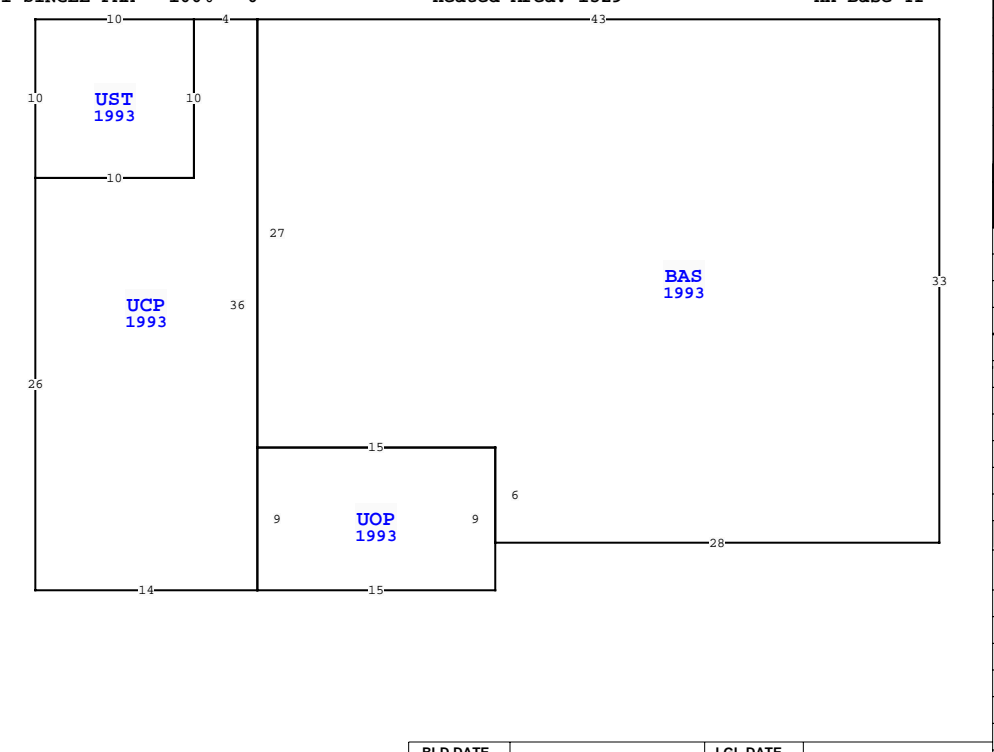
2025

00-00-30-042D-000J-0050

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,482	126.4800	126.48	187,443	1961	1980		0	0	32.00	68.00		

NASSAU COUNTY PROPERTY			PAGE 1 of 2	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			135,374	
TOTAL MARKET OB/XF VALUE			12,219	
TOTAL LAND VALUE - MARKET			195,000	
TOTAL MARKET VALUE			342,593	
SOH/AGL Deduction			218,503	
ASSESSED VALUE			124,090	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			73,368	
TOTAL JUST VALUE			342,593	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			336,939	



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	1,329	100	1993	1,329	114,303
UCP	404	20	1993	81	6,967
UOP	135	20	1993	27	2,322
UST	100	45	1993	45	3,871
TOTALS	1,968			1,482	127,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E00-6543	CHNGE SRVC	235	04/17/2000
M00-4169	H/AC	710	04/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0096/0159	1/01/1969	TA	U	I		13,000

EXTRA FEATURES																	
L N	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	0855	CONC PAVER	0	100	0	0	288.00	SF	10.00	10.00	100	2005	2005	3	84	2,419	
2	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2005	2005	3	84	6,720	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

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	2150.00	200.00	150.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	195,000							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/11/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W43 UCP=[YR=1993] W4 UST=[YR=1993] W10 S10 E10N10\$ S10 W10 S26 E14 N36 \$ S27 UOP=[YR=1993] S9 E15 N9W15\$ E15 S6 E28 N33\$.	

