

PT OF LOTS 44 & 45 &
PT ABNDED R/W RES# 2003-55
IN OR 2421/131

FALLON RICHARD R & KATHY J L/E/
770 QUEENS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0044-0010



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

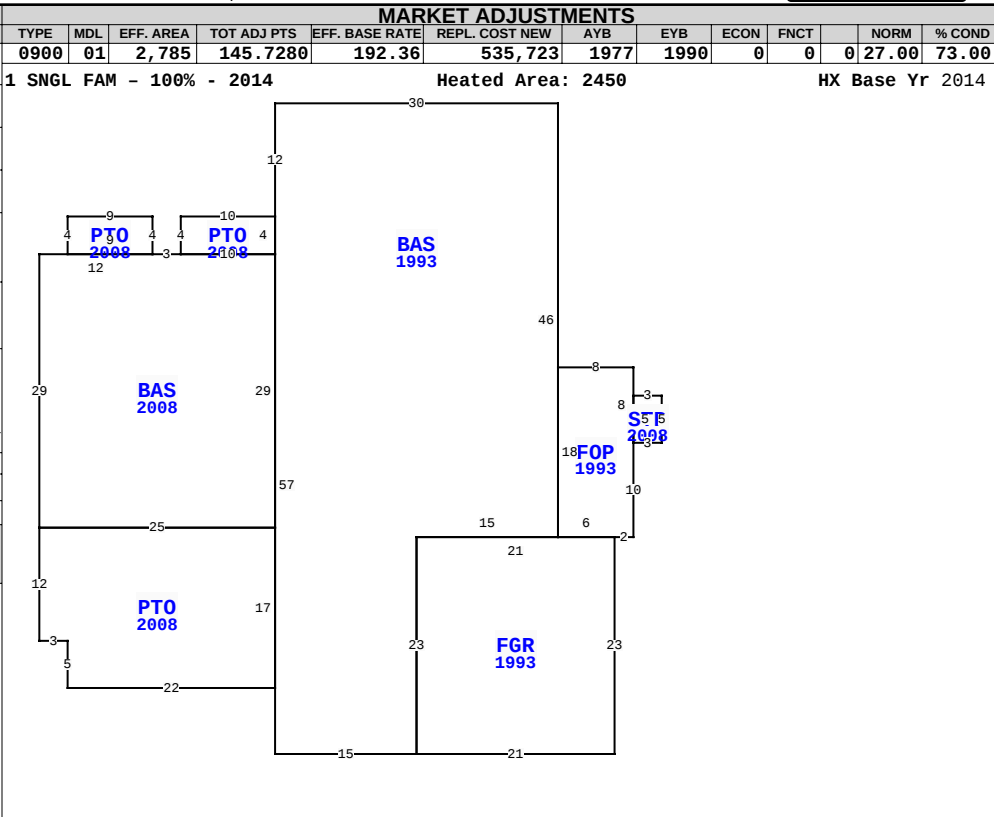
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1993	1,725	242,229
BAS	725	100	2008	725	101,807
FGR	483	55	1993	266	37,353
FOP	144	30	1993	43	6,038
PTO	36	5	2008	2	281
PTO	40	5	2008	2	281
PTO	410	5	2008	20	2,808
STP	15	10	2008	2	281

TOTALS	3,578			2,785	391,078
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	1977	1977	3	27	1,220	
3	0510	GARAGE WD-	0	100	18	22	396.00	SF	35.00	35.00	100	1990	1990	3	20	2,772	
4	0866	POOL FIBER	0	100	40	20	800.00	SF	72.00	72.00	100	2007	2007	3	27	15,552	
5	0812	CONCRETE C	0	100	0	0	3,015.00	SF	4.00	4.00	100	2007	2007	3	87	10,492	
6	1242	WD DECK A	0	100	0	0	143.00	SF	10.00	10.00	100	2009	2009	3	35	501	
7	0754	FOP	0	100	0	0	500.00	SF	15.00	15.00	100	2025	2017		74	5,550	

LAND DESCRIPTION			TOTAL OB/XF 37,417														
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.15	AC		1.00	1.00	1.00	315,000.00	315,000.00	362,250

REVIEW DATE 01/15/2019 BY DJA Total Acres: 1.15 Total Land Value: 362,250 Market: 0 Agricultural: 0 Common: 362,250 PRINTED 07/30/2025 BY SYS



770 QUEENS WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		403,118	
TOTAL MARKET OB/XF VALUE		37,417	
TOTAL LAND VALUE - MARKET		362,250	
TOTAL MARKET VALUE		802,785	
SOH/AGL Deduction		512,355	
ASSESSED VALUE		290,430	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		239,708	
TOTAL JUST VALUE		802,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		637,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13552	DUCT WORK	1,000	01/01/2008
B20848	ADDITION	55,000	12/01/2007
B18304	SWIM POOL	12,500	08/01/2006
8054	REPAIR/RRF	2,500	05/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0131	12/22/2020	LE	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RYAN						
2370/0841	6/24/2020	WD	U	I	11	100
GRANTOR: FALLON RICHARD R & KA						
GRANTEE: FALLON RICHARD R &						

BUILDING NOTES						
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BUILDING DIMENSIONS
BAS=[YR=1993] W30 S12 PTO=[YR=2008] W10 S4 BAS=[YR=2008] W3
PTO=[YR=2008] N4 W9 S4 E9 \$ W12 S29 PTO=[YR=2008] S12 E3 S5
E22 N17 W25\$ E25 N29 W10\$ E10 N4\$ S57 E15 FGR=[YR=1993] E21
N23 FOP=[YR=1993] E2 N10 STP=[YR=2008] E3 N5 W3 S5\$ N8 W8 S18
E6\$ W21 S23\$ N23 E15 N46\$.

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.2	1.2 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	440	100
	1993	440
		7,790
BAS	160	100
	2007	160
		2,833
UUS	160	50
	2007	80
		1,417
TOTALS	760	680
		12,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	680	95.7000	35.41	24,079	1977	1987	0	0	50.00	50.00
2 GARAGE RES - 100% - 2014						Heated Area: 600		HX Base Yr 2014			
20 BAS 1993 20 20 BAS 2007 20 20 UUS 2007 20											

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