LOTS 22 & 23
IN OR 1656/502
THE RESIDENCE PB 5/149-152

CHEELEY CHARLES R
8256 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0546-0022-0000

BUILDING CHARACTERISTICS

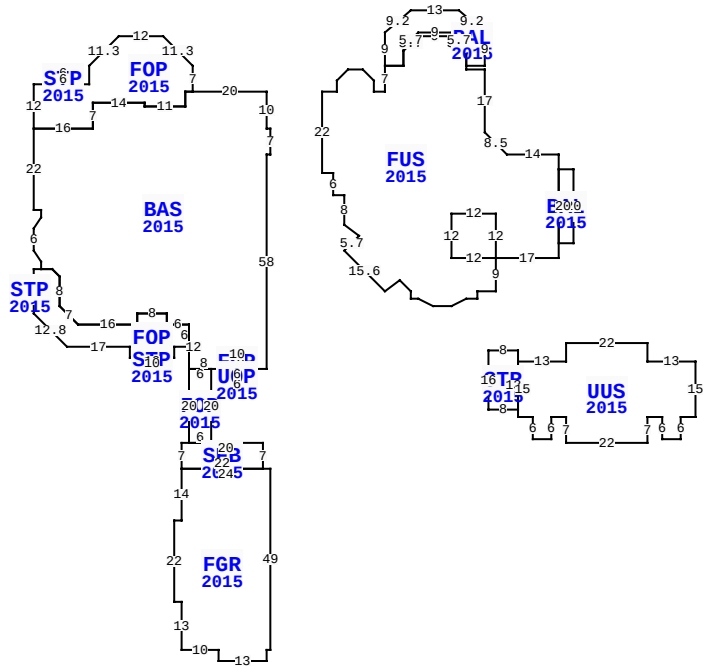
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	80	15	2015	12	3,902
BAL	226	15	2015	34	11,054
BAS	3,789	100	2015	3,789	1,231,949
FGR	1,259	55	2015	692	224,995
FOP	40	30	2015	12	3,902
FOP	120	30	2015	36	11,705
FOP	387	30	2015	116	37,716
FOP	632	30	2015	190	61,776
FUS	2,987	100	2015	2,987	971,188
SFB	154	80	2015	123	39,992
TOTALS	10,908			8,535	2,775,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	8,535	214.9147	339.57	2,898,230	2015	2015	0	0	0	4.25	95.75

1 SFR CUST – 100% - 2016 Heated Area: 6899 HX Base Yr 2016



** This building has 16 Sub-Areas

8256 RESIDENCE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,775,055
TOTAL MARKET OB/XF VALUE		128,699
TOTAL LAND VALUE - MARKET		2,500,000
TOTAL MARKET VALUE		5,403,754
SOH/AGL Deduction		1,325,908
ASSESSED VALUE		4,077,846
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		4,027,124
TOTAL JUST VALUE		5,403,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,280,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125350	CO ISSUED	0	02/09/2015
B1226502	SWIM POOL	41,500	10/01/2012
E1225367	NEW CONSTR	0	08/01/2012
M17059	H/AC	0	04/01/2012
E24181	NEW CONSTR	0	12/01/2011
P15549	NEW CONSTR	0	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1656/0502	12/28/2009	WD	Q	I	01	2,095,000
GRANTOR: FLYNN JAMES F & JANET						
GRANTEE: CHEELEY CHARLES R						
1338/0826	8/03/2005	WD	Q	I		2,700,000
GRANTOR: SMITH PATRICIA ASHLEY						
GRANTEE: FLYNN JAMES F & JAN						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	3,840	
2	0855	CONC PAVER	0	100	0	0	2,576.00	SF	10.00	10.00	100	2015	2015	3	95	24,472	
3	1122	CB 6"	0	100	0	0	75.00	SF	5.85	5.85	100	2015	2015	3	95	417	
4	0830	FLAGSTONE	0	100	0	0	202.00	SF	12.00	12.00	100	2015	2015	3	95	2,303	
5	0415	BEACHWALK	0	100	164	4	800.00	SF	5.75	5.75	100	2015	2015	3	65	2,990	
6	0825	BRICK	0	100	0	0	144.00	SF	12.50	12.50	100	2015	2015	3	98	1,764	
7	0830	FLAGSTONE	0	100	0	0	237.00	SF	12.00	12.00	100	2015	2015	3	95	2,702	
8	0830	FLAGSTONE	0	100	0	0	336.00	SF	12.00	12.00	100	2015	2015	3	95	3,830	
9	0830	FLAGSTONE	0	100	0	0	408.00	SF	12.00	12.00	100	2015	2015	3	95	4,651	
10	0920	CWALL-WD/M	0	100	0	0	83.00	LF	390.00	390.00	100	2015	2015	3	65	21,041	

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FOP=[YR=2015] N7 U8 L8 W12 D8 L8
S5W4STP=[YR=2015] N3W6S3E6$ W11S12E16N7E14S1E11N4E2$W2S4
W11N1W14S7W16S22E2S2 D3 L2 S6 R2 D3 S2FOP=[YR=2015]
W2S3STP=[YR=2015] W2 S5E2N5$S9 D9 R9 E17S3E1STP=[YR=2015]
S1E10N1W10$ E11N3E4N6W6N3W8S3 W16 U5 L5 N8 U2 L2 W3$E3 D2 R2
S8 D5 R5 E16N3E8S3E6S12FOP=[YR=2015] S20 SFB=[YR=2015] W2S7
FGR=[YR=2015] S14W2 S22E2S13E10S3E13N3E1N49W24$E22 N7W20$
E6N20W6$ E8FOP=[YR=2015] E2 UOP=[YR=2015]
S4E6N4W6$E8N4W10S4$N4 E10S4E3N58E1N7W1N10$ PTR=E15
FUS=[YR=2015] E4N3 U3 R3 E4 D3 R3 S3E3 N7BAL=[YR=2015] N9 U6
R7 E13 D6 R7 S9 W5N5 U4 L4 W9 L4 D4 S5W5$E5N4 R4 U4 E9 R4 D4
S5E5S17 D6 R6 E14S4 BAL=[YR=2015] E4S20W4N20$S24W17N12

LAND DESCRIPTION

TOTAL OB/XF 68,010

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	000120	C	RES OCEAN	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	1,250,000.00	1,250,000.00	2,500,000							

REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 2,500,000 Market: 0 Agricultural: 0 Common: 2,500,000 PRINTED 07/30/2025 BY SYS

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TOTALS					

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TOTAL JUST VALUE		5,403,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,280,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25350	NEW SFR	769,728	11/01/2011
B24919	DEMOLITION	25,000	08/08/2011
B9401213	NEW CONSTR	134,662	08/01/1994

SALES DATA

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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0861	POOL GUNIT	0	100	0	0	649.00	SF	85.00	85.00	100	2015	2015	3	75	41,374	
12	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300	
13	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2015	2015	3	75	2,340	
14	1134	LANDSCP BL	0	100	0	0	624.00	SF	3.00	3.00	100	2015	2015	3	98	1,835	
15	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2015	2015	3	100	10,000	
16	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	3,840	

LAND DESCRIPTION

TOTAL OB/XF 60,689

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

REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 2,500,000 Market: 0 Agricultural: 0 Common: 2,500,000 PRINTED 07/30/2025 BY SYS