LOTS 14 15 16 17 & 18
IN OR 2621/476
SUB OF SEC 30 R/P OF LOT 11

SMITH RENEE E
105 PINTAIL COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0680-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

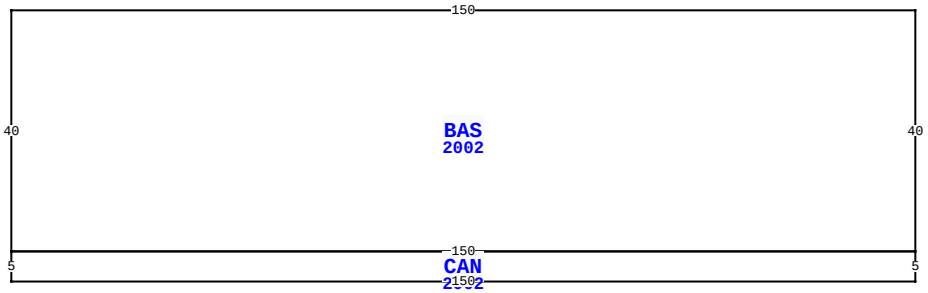
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		18 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	2002	6,000	417,687
CAN	750	30	2002	225	15,664
TOTALS	6,750			6,225	433,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	6,225	91.8817	96.02	597,724	2002	2002	0	0	0	27.50	72.50

1 NBHD SHOP – 0% - 0 Heated Area: 6000 HX Base Yr



1667 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/23/2018	KK	LGL DATE	
XF DATE	07/23/2018	KK	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	349,271
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	436,589
SOH/AGL Deduction	0
ASSESSED VALUE	436,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,589
TOTAL JUST VALUE	436,589
NCON VALUE	0
INCOME VALUE	436,589
PREVIOUS YEAR MKT VALUE	436,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0209413	FOUNDATION	21,360	03/03/2002
09476B02	NEW CONSTR	186,000	03/03/2002
09477B02	NEW CONSTR	3,600	03/03/2002
09414E02	TEMP POLE	2,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0476	12/31/2022	QC	U	I	11	100
GRANTOR: RABITAILLE PATRICIA A						
GRANTEE: SMITH RENEE E						
0970/0206	2/08/2001	WD	Q	V		200,000
GRANTOR: BENSON & BENSON INC						
GRANTEE: SMITH RENEE E & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W150 S40 CAN=[YR=2002] S5 E150 N5 W150$ E150 N40$.

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	0812	CONCRETE C	0	0	0	0	9,940.00	SF	4.00	4.00	100	2002	2002	3	80	31,808	
2	0810	CONCRETE A	0	0	66	3	198.00	SF	6.50	6.50	100	2002	2002	3	80	1,030	
3	0810	CONCRETE A	0	0	27	2	54.00	SF	6.50	6.50	100	2002	2002	3	80	281	
4	0400	CONC CURB	0	0	0	0	369.00	LF	15.00	15.00	100	2002	2002	3	85	4,705	
5	0424	CL FNC 6'	0	0	0	0	310.00	LF	20.00	20.00	100	2002	2002	3	55	3,410	
6	0422	CL FNC 4'	0	0	0	0	48.00	LF	15.00	15.00	100	2002	2002	3	55	396	
7	0646	LWN SPRK H	0	0	0	0	35.00	UT	2.00	2.00	100	2002	2002	3	27	19	
8	6001	ROLLUP DR	0	0	0	0	7.00	UT	400.00	400.00	100	2002	2002	3	20	560	
9	0976	DECORATIVE	0	0	0	0	7.00	UT	125.00	125.00	100	2002	2002	3	55	481	

TOTAL OB/XF 42,690

LAND DESCRIPTION

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	001610	C	SH CTR NHD	0	0003	CI	250.00	100.00	31,277.00	SF		1.00	1.00	1.00	15.00	15.00	469,155							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 87,318 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS