



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2021.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1993	1,179	102,620
FEP	480	80	1993	384	33,423
FOP	15	30	1993	4	348
UCP	336	20	1993	67	5,832
UST	96	45	1993	43	3,743

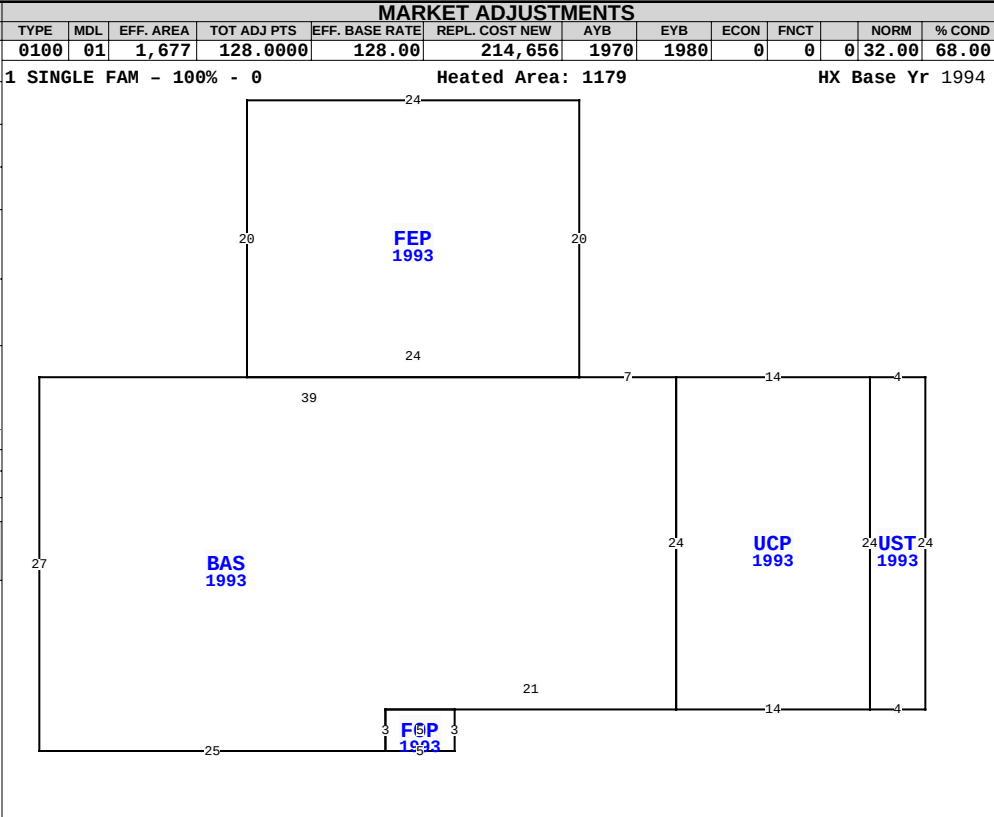
TOTALS	2,106			1,677	145,966
--------	-------	--	--	-------	---------

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	0350	CARPOT WD	0	100	23	30	690.00	SF	13.00	13.00	100	1970	1970	3	20	1,794	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1970	1970	3	20	55	
4	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1976	1976	3	26	112	
5	1242	WD DECK A	0	100	8	11	88.00	SF	10.00	10.00	100	2000	2000	3	20	176	
6	1242	WD DECK A	0	100	0	0	456.00	SF	10.00	10.00	100	2000	2000	3	20	912	

LAND DESCRIPTION																	
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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	1.00	AC		1.00	1.00	1.00	315,000.00	315,000.00	315,000



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

662 GAINES LN, FERNANDINA BEACH																	
---------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		145,966
TOTAL MARKET OB/XF VALUE		4,029
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		464,995
SOH/AGL Deduction		352,533
ASSESSED VALUE		112,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,740
TOTAL JUST VALUE		464,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0681/0504	5/21/1993	WD	Q	I		72,000	
GRANTOR: GOVERNALE JOHN & J L							
GRANTEE: JACKSON MICHAEL & C							
0505/0540	12/01/1986	WD	U	I		71,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
UST=[YR=1993] W4 UCP=[YR=1993] W14 BAS=[YR=1993] W7 FEP=[YR=1993] N20 W24 S20 E24\$ W39 S27 E25 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E21 N24\$ S24 E14 N24 \$ S24 E4 N24\$.																	