PT OF LOT 78 IN OR 1794/1840
SUB OF SEC 4 PBK 0/59

JASINSKY BRUCE A & PATRICIA L
645 GAINES LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0078-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

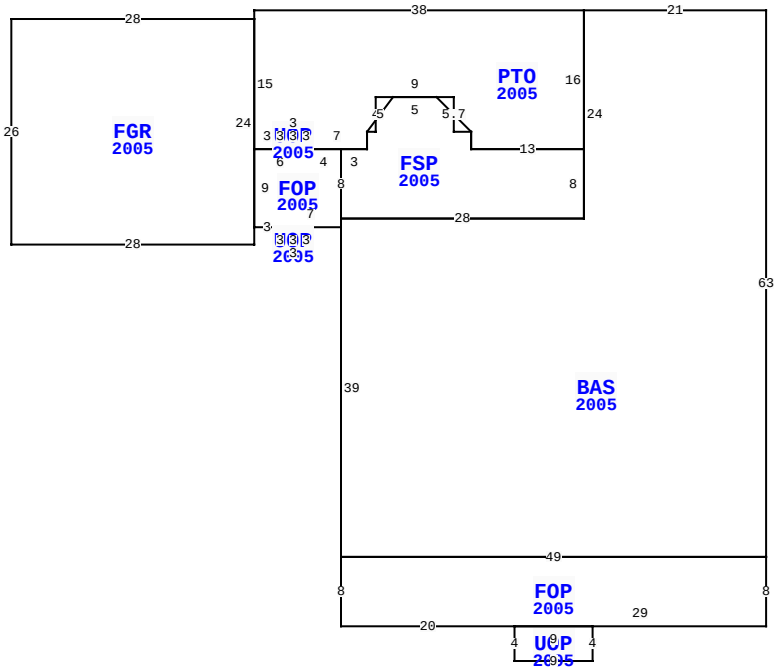
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,415	100	2005	2,415	312,462
FGR	728	55	2005	400	51,754
FOP	90	30	2005	27	3,493
FOP	392	30	2005	118	15,267
FSP	282	40	2005	113	14,620
PTO	539	5	2005	27	3,493
UOP	9	20	2005	2	258
UOP	9	20	2005	2	258
UOP	36	20	2005	7	905
TOTALS	4,500			3,111	402,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	107.7090	142.18	442,322	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2415 HX Base Yr



643 GAINES LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	402,513
TOTAL MARKET OB/XF VALUE	16,968
TOTAL LAND VALUE - MARKET	176,400
TOTAL MARKET VALUE	595,881
SOH/AGL Deduction	101,844
ASSESSED VALUE	494,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,037
TOTAL JUST VALUE	595,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413400	NEW CONSTR	0	02/01/2005
E14177	ELEC OTHER	5,000	02/01/2005
M09111	MECH OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1794/1840	5/22/2012	WD	U	I	37	420,000
GRANTOR: PHILO RON & CHERYL						
GRANTEE: JASINSKY BRUCE A &						
1794/1838	5/22/2012	WD	U	I	11	100
GRANTOR: DIAZ KEVIN M & LAURA						
GRANTEE: PHILO RON & CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 PTO=[YR=2005] W38 S1 FGR=[YR=2005] W28 S26 E28 N2 FOP=[YR=2005] E3 UOP=[YR=2005] S3 E3 N3 W3 $ E7 N1 FSP=[YR=2005] E28 N8 W13 N2 L4 U4 W5 D4 L3 S2 W3 S8 $ N8 W4 UOP=[YR=2005] N3 W3 S3 E3 $ W6S9 $N24 $ S15 E3 N3 E3 S3 E7 N2 E1 N4 E9 S4 E2 S2 E13 N16 $ S24 W28 S39 FOP=[YR=2005] S8 E20 UOP=[YR=2005] S4 E9 N4 W9 $ E29 N8 W49 $ E49 N63 $.

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	3,285.00	SF	4.00	4.00	100	2005	2005	3	84	11,038	
2	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2005	2005	3	84	524	
3	0810	CONCRETE A	0	0	0	0	426.00	SF	6.50	6.50	100	2005	2005	3	84	2,326	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 16,968

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	000100	C	RES	0		RSF-2	0.00	0.00	0.56	AC		1.00	1.00	1.00	315,000.00	315,000.00	176,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.56 Total Land Value: 176,400 Market: 0 Agricultural: 0 Common: 176,400 PRINTED 07/30/2025 BY SYS