PT LOTS 45 & 46
SUSAN CASHEN GRANT SEC 30-3N-28E
IN OR 1399/263, OR 1702/1493 & O

LEE CHARLES ROBERT & DAWN G
2166 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0046-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

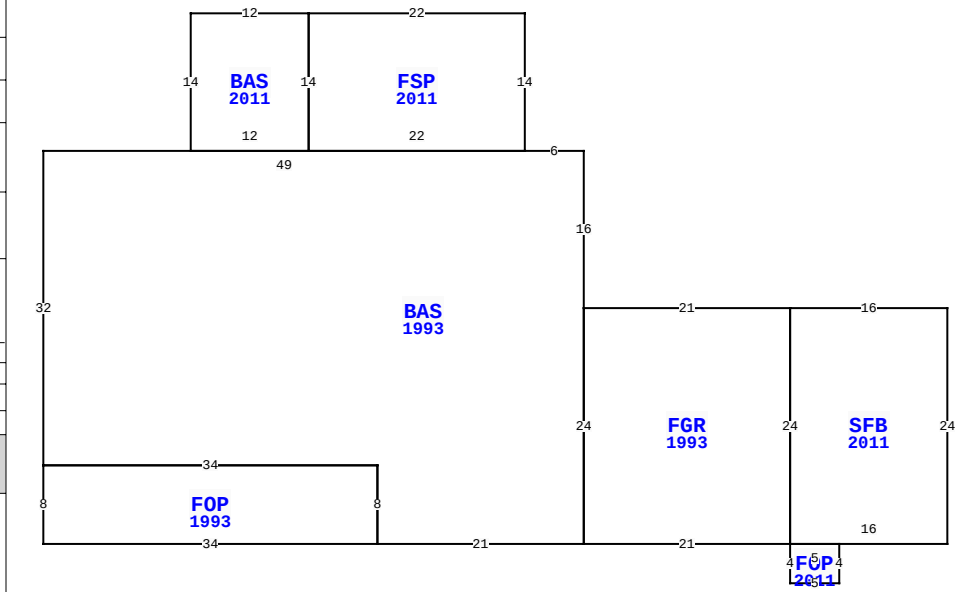
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1993	1,928	235,018
BAS	168	100	2011	168	20,479
FGR	504	55	1993	277	33,766
FOP	272	30	1993	82	9,996
FOP	20	30	2011	6	731
FSP	308	40	2011	123	14,993
SFB	384	80	2011	307	37,422
TOTALS	3,584			2,891	352,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,891	108.0060	142.57	412,170	1990	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1991 Heated Area: 2403 HX Base Yr 1991



2166 ROCK DOVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		352,405
TOTAL MARKET OB/XF VALUE		76,105
TOTAL LAND VALUE - MARKET		121,060
TOTAL MARKET VALUE		549,570
SOH/AGL Deduction		286,789
ASSESSED VALUE		262,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,059
TOTAL JUST VALUE		549,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001984	ENCLOSURE	9,800	03/04/2020
2000705	SWIM POOL	30,000	01/23/2020
M16297	H/AC	0	06/01/2011
B24171	ADDITION	59,298	12/01/2010
P14555	REMODEL	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/2	1/21/2025	QC	U	I	11	100
GRANTOR: WILLIS TODD S & CHARL						
GRANTEE: LEE CHARLES R & DAW						
1702/1493	9/28/2010	QC	Q	I	01	100
GRANTOR: CRUMMEY ALAN S						
GRANTEE: LEE CHARLES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W16 FGR=[YR=1993] W21 BAS=[YR=1993] N16 W6 FSP=[YR=2011] N14 W22 BAS=[YR=2011] W12 S14 E12 N14$ S14 E22$ W49 S32 FOP=[YR=1993] S8E34 N8 W34$ E34 S8 E21 N24$ S24 E21 N24$S24 FOP=[YR=2011] S4 E5 N4 W5$ E16 N24$.

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	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	1990	1990	3	57	2,146	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	63.75	63.75	100	2020	2020	3	90	20,885	
4	0910	SCRN RM L	0	100	34	28	952.00	SF	15.00	15.00	100	2020	2020	3	86	12,281	
5	0855	CONC PAVER	0	100	0	0	584.00	SF	10.00	10.00	100	2020	2020	3	98	5,723	
6	0510	GARAGE WD-	0	100	50	24	1,200.00	SF	35.00	35.00	100	2016	2016		78	32,760	

LAND DESCRIPTION

TOTAL OB/XF 76,105

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000100	C	RES	100					0.47	AC		1.00	1.00	0.70	140,000.00	98,000.00	46,060							

REVIEW DATE 04/27/2021 BY RK Total Acres: 1.26 Total Land Value: 121,060 Market: 0 Agricultural: 0 Common: 121,060 PRINTED 07/30/2025 BY SYS