

BROWN MARK & JANE
1630 PLANTATION OAKS
FERNANDINA BEACH, FL 32034

00-00-30-0870-0016-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8								
VALUATION SUMMARY															
VALUATION BY				STANDARD											
Tax Group: 8				Tax Dist:											
BUILDING MARKET VALUE				753,506											
TOTAL MARKET OB/XF VALUE				16,278											
TOTAL LAND VALUE - MARKET				262,500											
TOTAL MARKET VALUE				1,032,284											
SOH/AGL Deduction				597,945											
ASSESSED VALUE				434,339											
TOTAL EXEMPTION VALUE				HX HB 50,722											
BASE TAXABLE VALUE				383,617											
TOTAL JUST VALUE				1,032,284											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				821,569											
PERMIT NUM		DESCRIPTION		AMT		ISSUED									
B1428929		CO ISSUED		0		12/03/2014									
N1428929		NEW CONSTR		428,683		06/01/2014									
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V / U / I / R / S / CD		RSN CD		SALE PRICE					
1913/0052		4/15/2014		WD		U V		37		91,500					
GRANTOR: FIELDS C MITCHELL & P															
GRANTEE: BROWN MARK & JANE															
0895/1975		8/19/1999		WD		Q V				66,500					
GRANTOR: PHILO RONALD A SR & C															
GRANTEE: FIELDS C MITCHELL &															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2014;ORIG=0,0] W15 S4 W36 N4 W15 S39 E15 S4 E13 N2 E9 S2 E14 N4 E15 N39 \$															
PTR=[ORIG=0,0] E20 S50 W20 N50 \$															
FUS=[YR=2014;ORIG=20,0] E28 S22 W13 S5 W6 N5 W9 N22 \$															
FGR=[YR=2014;ORIG=-9,50] S24 E22 N24 W7 W15 \$															
FOP=[YR=2014;ORIG=-15,0] N8 W36 S12 E36 N4 \$															
FOP=[YR=2014;ORIG=-51,43] S7 E42 N4 E9 N7 W15 S4 W14 N2 W9 S2 W13 \$															
FST=[YR=2014;ORIG=20,50] E24 S10 W3 S6 W17 N6 W4 N10 \$															
STR=[YR=2014;ORIG=6,50] N4 W15 S4 E15 \$															
PTR=[ORIG=0,0] E20 W20 \$															
.															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
62,500															
Common: 262,500															
PRINTED 07/30/2025 BY SYS															