LOT 32 EX W70 FT
ESMT OR 1463/1556
AMELIA LIGHTHOUSE RESERVATION

GAVIN DANIEL P & LISA A
13707 W ROUTE 150
BRIMFIELD, IL 61517

2025

00-00-31-1020-0032-0010

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	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

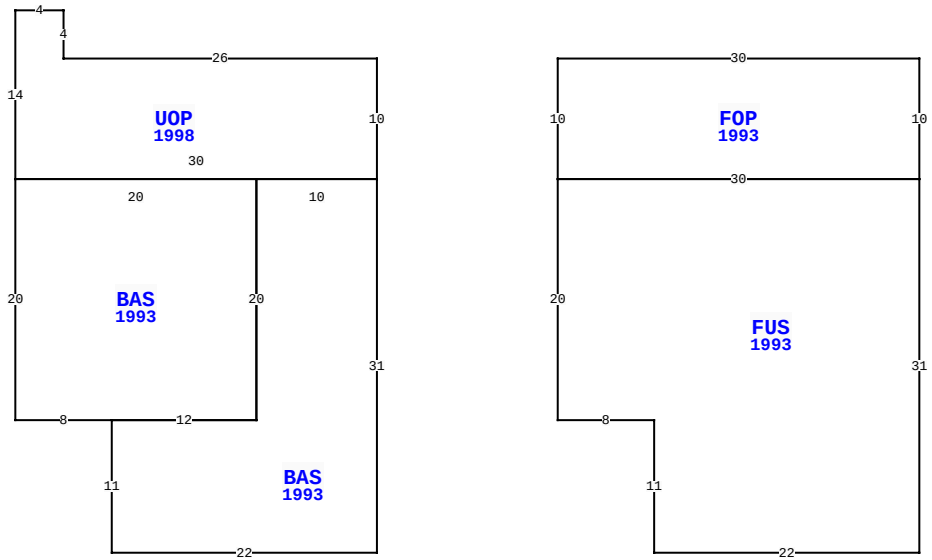
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	82,553
BAS	442	100	1993	442	91,221
FOP	300	30	1993	90	18,575
FUS	842	100	1993	842	173,774
UOP	316	20	1998	63	13,002
TOTALS	2,300			1,837	379,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,837	139.7000	220.73	405,481	1925	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2023 Heated Area: 1684 HX Base Yr



208 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	379,125
TOTAL MARKET OB/XF VALUE	13,596
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,817,721
SOH/AGL Deduction	43,384
ASSESSED VALUE	1,774,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,774,337
TOTAL JUST VALUE	1,817,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,613,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2591	RMDL INT & EXT W/	126,980	11/09/2022
20020748	CHNGE SRVC	1,000	04/20/2002
9136	REPAIR/RRF	400	06/09/1995
6879	REPAIR/RRF	2,000	01/28/1992
5946	REMODEL	775	04/26/1990
5914	REMODEL	725	04/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0989	9/27/2022	WD	Q	I	01	1,650,000
GRANTOR: DRESLER GORDON A JR A						
GRANTEE: GAVIN DANIEL P & LI						
0962/0237	12/14/2000	PR	Q	I	01	100
GRANTOR: DRESSLER GORDON A JR						
GRANTEE: DRESSLER GORDON A J						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=45,10] S31 W22 N11 W8 N20 E30 $
BAS=[YR=1993;ORIG=-22,30] S11 E22 N31 W10 S20 W12 $
BAS=[YR=1993;ORIG=-30,10] S20 E8 E12 N20 W20 $
UOP=[YR=1998;ORIG=0,0] W26 N4 W4 S14 E30 N10 $
FOP=[YR=1993;ORIG=15,0] E30 S10 W30 N10 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	1241	WD DECK G	0	0	4	15	60.00	UT	11.50	11.50	100	1990	1990	3	20	138	
3	0855	CONC PAVER	0	0	0	0	874.00	SF	10.00	10.00	100	2024	2023		100	8,740	
4	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	100	2024	2023		99	1,901	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 13,596

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	000120	C	RES OCEAN	0	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 02/13/2024 BY HS Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS