

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 81.9%	- 2015		783,952	2003	2003	0	0	10.00	90.00	
					Heated Area: 3253							
						HX Base Yr 2015						

1662 FIELD ST, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0861	POOL GUNIT	0	100	0	374.00	SF	127.50	127.50	100	2003	2003	3	29	13,829	
3	0855	CONC PAVER	0	100	0	257.00	SF	10.00	10.00	100	2003	2003	3	82	2,107	
4	0810	CONCRETE A	0	100	0	628.00	SF	6.50	6.50	100	2003	2003	3	82	3,347	
5	0810	CONCRETE A	0	100	20	100.00	SF	6.50	6.50	100	2003	2003	3	82	533	
6	0819	CONC 12"	0	100	3	15.00	SF	11.40	11.40	100	2003	2003	3	82	140	
7	0810	CONCRETE A	0	100	11	44.00	SF	6.50	6.50	100	2003	2003	3	82	235	
8	0810	CONCRETE A	0	100	0	121.00	SF	6.50	6.50	100	2003	2003	3	82	645	

Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1031.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	630	100	2003	630	119,393
FOP	147	30	2003	44	8,339
HXB	231	100	2003	231	43,778
HXB	754	100	2003	754	142,893
HXB	1,638	100	2003	1,638	310,423
HXG	399	55	2003	219	41,504
HXP	350	30	2003	105	19,899
HXS	256	40	2003	102	19,330
TOTALS	4,405			3,723	705,557

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		705,557	
TOTAL MARKET OB/XF VALUE		23,846	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,029,403	
SOH/AGL Deduction		407,906	
ASSESSED VALUE		621,497	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		570,775	
TOTAL JUST VALUE		1,029,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		938,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032470	XFOB	2,000	02/07/2003
021330	SWIM POOL	19,000	08/02/2002
021013	NEW CONSTR	280,000	06/14/2002
021016	NEW CONSTR	27,950	06/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1894/0774	12/13/2013	WD	Q	I	02	461,400
GRANTOR: GRENEWALD WILLIAM BRI						
GRANTEE: AVAKIAN A MARK & PA						
1041/1531	3/06/2002	WD	Q	V		61,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GRENEWALD WILLIAM B						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS HXG=[YR=2003] W21 S19 HXB=[YR=2003] S11 HXS=[YR=2003] S17 E1HXB=[YR=2003] S5 W20 N5 U3 L3 W4 D3 L3 S41E8 S2 E13 HXP=[YR=2003] S10 E18 R9 U9 N15 W8 S10 L4 D4 W15\$ E15 U4 R4 N39 U3 L3 W4 L3 D3 \$ U3 R3 E4 R3 D3 S1E1 N10E9 N8 W21\$ E21 N11 W21\$ E21 N19\$ PTR=E25S37 FOP=[YR=2003] N7 APT=[YR=2003] N30 E21 S30W21\$ E21 S7 W21\$N37W25\$ PTR= E25 S65 HXB=[YR=2003] E32 S21 L4 D4 W5 U4 L4 N2 W5 S6 W14 N25\$N65 W25\$.	

LAND DESCRIPTION										TOTAL OB/XF																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000											