

MAUNZ BETTINA U REV TRUST/MAUNZ BETTINA U TRUSTEE
1775 BURNHAM LANE
FERNANDINA BCH, FL 32034

00-00-31-102P-0021-0040



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	15	HARDTILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.5	1.5 100			
Occupancy	00	NONE 100			
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
BAS	1,456	100	2005	1,456	293,519
FDG	441	60	2005	265	53,422
FOP	52	30	2005	16	3,225
FOP	180	30	2005	54	10,886
FOP	200	30	2006	60	12,096
FUS	704	100	2005	704	141,921
PTO	162	5	2005	8	1,613
TOTALS	3,195			2,563	516,681

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,563	140.2080	221.53	567,781	2005	2005		0	0	9.00	91.00

1 SFR CUST - 100% - 2019
Heated Area: 2160
HX Base Yr 2019

The floor plan shows a complex layout with several interconnected rectangular areas. Key labels include: FDG 2005 (top right), BAS 2005 (center left), PTO 2005 (middle left), FOP 2005 (bottom middle), FOP 2006 (bottom center), and FUS 2005 (far right). Dimensions are provided for many segments, such as 21, 13, 8, 6, 20, 18, 9, 10, 14, 3, 18, 6, 28, 8, 10, 12, 20, 10, 20, 32, 22, 32.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,563	140.2080	221.53	567,781	2005	2005		0	0	9.00	91.00

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group:	2		
Tax Dist:			
BUILDING MARKET VALUE	516,681		
TOTAL MARKET OB/XF VALUE	13,183		
TOTAL LAND VALUE - MARKET	285,000		
TOTAL MARKET VALUE	814,864		
SOH/AGL Deduction	326,730		
ASSESSED VALUE	488,134		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	437,412		
TOTAL JUST VALUE	814,864		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	734,642		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/0022	12/13/2019	WD	U	I	11	100

GRANTOR: MAUNZ BETTINA U
GRANTEE: MAUNZ BETTINA U REV
2192/1721 4/25/2018 WD Q I 01 515,000
GRANTOR: BOVE MICHAEL J & SUSA
GRANTEE: MAUNZ BETTINA U

BUILDING NOTES

BUILDING DIMENSIONS	
FDG=[YR=2005] W21S21E8FOP=[YR=2005] S20 PTO=[YR=2005] W18 S9 FOP=[YR=2005] S3 BAS=[YR=2005] W14 S28E8S10E12 FOP=[YR=2006] S10E20N10W20\$E20N38 U2 L2 W6 L2 D2 W16\$ E16 U2 R2 N1W18 \$E18N9\$S10E6N30W6\$E13N21\$ PTR= E10S69 FUS=[YR=2005] E32 S22 W32 N22\$ N69W10\$.	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	57.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	285,000							

TOTAL OB/XF

TOTAL OB/XF													13,183										
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EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0825	BRICK	0 100	2	5	10.00	SF	25.00	25.00	100	2005	2005	3	96	240	
3	0810	CONCRETE A	0 100	0	0	735.00	SF	6.50	6.50	100	2005	2005	3	84	4,013	
4	0476	VF 6 SBPL	0 100	0	0	52.00	LF	64.00	64.00	100	2005	2005	3	64	2,130	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	
6	0450	PREFAB FNC	0 100	30	5	150.00	LF	8.00	8.00	100	2005	2005	3	22	264	
7	0830	FLAGSTONE	0 100	50	4	200.00	SF	12.00	12.00	100	2006	2006	3	86	2,064	
8	0825	BRICK	0 100	10	5	50.00	SF	25.00	25.00	100	2006	2006	3	96	1,200	

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS