



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

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	1,754	100	2008	1,754	362,920
BAS	492	100	2019	492	101,800
FDG	738	60	2008	443	91,661
FOP	386	30	2008	116	24,002
FUS	1,048	100	2008	1,048	216,841
STR	16	10	2008	2	414
UOP	88	20	2008	18	3,724
UOP	386	20	2008	77	15,932

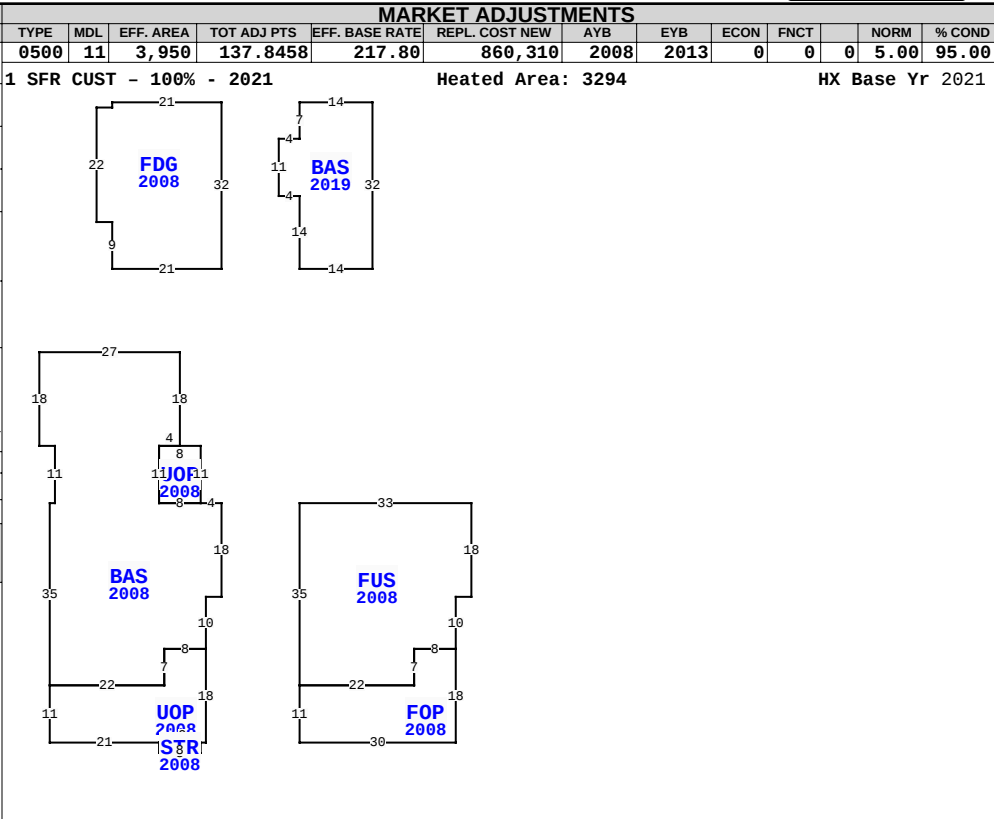
TOTALS	4,908			3,950	817,294
--------	-------	--	--	-------	---------

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	2008	2008	3	91	3,185	
2	0810	CONCRETE A	0	100	19	22	418.00	SF	6.50	6.50	100	2008	2008	3	88	2,391	
3	0825	BRICK	0	100	14	8	112.00	SF	12.50	12.50	100	2008	2008	3	97	1,358	
4	0825	BRICK	0	100	0	0	650.00	SF	12.50	12.50	100	2008	2008	3	97	7,881	
5	1127	BRICK 8"	0	100	0	0	54.00	SF	11.00	11.00	100	2008	2008	3	97	576	
6	1243	WD DECK F	0	100	6	12	72.00	SF	8.00	8.00	100	2008	2008	3	31	179	
7	0450	PREFAB FNC	0	100	113	5	565.00	LF	8.00	8.00	100	2008	2008	3	31	1,401	
8	0450	PREFAB FNC	0	100	113	5	565.00	LF	8.00	8.00	100	2008	2008	3	31	1,401	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							



1725 HOWARD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	18,372
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		817,294	
TOTAL MARKET OB/XF VALUE		18,372	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		1,035,666	
SOH/AGL Deduction		357,622	
ASSESSED VALUE		678,044	
TOTAL EXEMPTION VALUE		HX HB WR	55,722
BASE TAXABLE VALUE		622,322	
TOTAL JUST VALUE		1,035,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,014,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080423	GAS	970	03/19/2008
20080105	H/AC	5,000	01/24/2008
20072026	OTHER	8,314	10/30/2007
20071967	ELEC OTHER	2,000	10/17/2007
20071661	NEW CONSTR	487,000	09/04/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2720/1334	6/17/2024	QC	U	I	11
					SALE PRICE
					296,000

GRANTOR: ALBRECHT TAMI JO					
GRANTEE: LAFONTAINE RAYMOND					
2343/0077	2/28/2020	WD	Q	I	01
GRANTOR: PEDERSEN ARVID & ELIZ					
GRANTEE: ALBRECHT TAMI JO &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 UOP=[YR=2008] N11W8S11E8\$
W8N11E4N18W27S18E3S11W1S35 UOP=[YR=2008] S11E21 STR=[YR=2008]
S2E8N2 W8\$ E9N18W8S7W22\$ E22N7E8N10E3 N18\$ PTR=E15
FUS=[YR=2008] S35 FOP=[YR=2008] S11 E30N18W8S7W22\$ E22
N7E8N10E3N18W33\$ W15\$ PTR=N45 FDG=[YR=2008]
N32W21S1W3S22E3S9E21\$ S45\$ PTR=N45E15 BAS=[YR=2019] E14N32
W14S7W4S11E4S14\$ W15S45\$.