LOT 16
IN OR 2217/463
BEACH HAMMOCK PB 5/154

FRICANO THOMAS C SR & BARBARA M
2661 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0016-0000

BUILDING CHARACTERISTICS

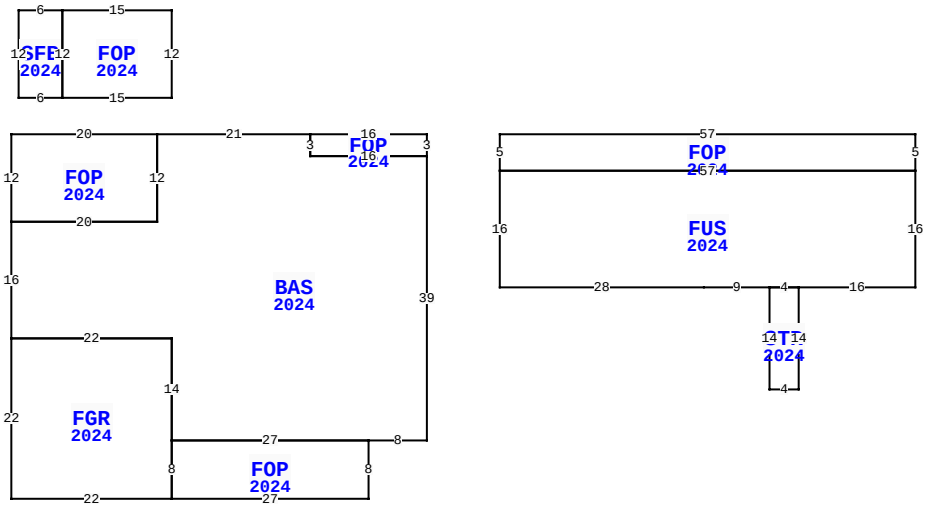
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	2024	1,798	405,287
FGR	484	55	2024	266	59,959
FOP	48	30	2024	14	3,156
FOP	180	30	2024	54	12,172
FOP	216	30	2024	65	14,652
FOP	240	30	2024	72	16,230
FOP	285	30	2024	86	19,385
FUS	912	100	2024	912	205,574
SFB	72	80	2024	58	13,074
STR	56	10	2024	6	1,352
TOTALS	4,291			3,331	750,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,331	142.6616	225.41	750,841	2023	2023	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2024 Heated Area: 2768 HX Base Yr 2024



2661 RACHEAL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		750,841
TOTAL MARKET OB/XF VALUE		73,226
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,024,067
SOH/AGL Deduction		8,011
ASSESSED VALUE		1,016,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		965,334
TOTAL JUST VALUE		1,024,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		987,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1864			05/23/2023
20211784	SWIM POOL	0	02/09/2023
20222649	NEW CONSTR	16,819	12/01/2022
20211864	NEW CONSTR	850,000	03/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0463	8/08/2018	WD	Q	V	02	150,000
GRANTOR: WEYERMANN DIANE H						
GRANTEE: FRICANO THOMAS C SR						
1944/1012	10/24/2014	WD	Q	V	01	110,000
GRANTOR: SMITH GEORGE J & JOYC						
GRANTEE: WEYERMANN DIANE H						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	726.00	SF	10.00	10.00	100	2024	2023		100	7,260	
2	0855	CONC PAVER	0	100	0	0	316.00	SF	10.00	10.00	100	2024	2023		100	3,160	
3	0912	SCRN RM G	0	100	0	0	1,474.00	SF	20.00	20.00	100	2024	2023		97	28,596	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2024	2023		98	24,990	
5	0855	CONC PAVER	0	100	0	0	922.00	SF	10.00	10.00	100	2024	2023		100	9,220	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 N3 W21 S12 W20 S16 E22 S14 E27 E8 N39 $
FOP=[YR=2024;ORIG=64,7] S3 E16 N3 W16 $
FOP=[YR=2024;ORIG=43,7] W20 S12 E20 N12 $
FGR=[YR=2024;ORIG=23,35] E22 S14 S8 W22 N22 $
FOP=[YR=2024;ORIG=45,49] E27 S8 W27 N8 $
SFB=[YR=2024;ORIG=24,-10] E6 S12 W6 N12 $
FOP=[YR=2024;ORIG=30,-10] E15 S12 W15 N12 $
FUS=[YR=2024;ORIG=90,12] E57 S16 W16 W4 W9 W28 N16 $
FOP=[YR=2024;ORIG=90,7] E57 S5 W57 N5 $
STR=[YR=2024;ORIG=131,28] S14 W4 N14 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 73,226

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	000100	C	RES	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS