BLOCK 4 N30.03' OF LOT 12
IN OR 1220/1296
BUCKS FDNA BEACH #2 PB3/17

RODRIGUEZ LUIS ANTONIO &/GIBSON-RODRIGUEZ HOLLY M
14095 NW 22ND CT
PEMBROKE PINES, FL 33028

2025

00-00-31-114B-0004-0121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

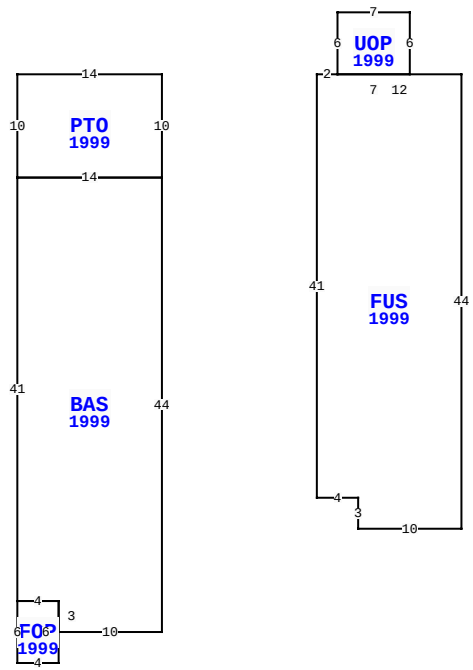
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100	1999	604	85,485
FOP	24	30	1999	7	991
FUS	604	100	1999	604	85,485
PTO	140	5	1999	7	991
UOP	42	20	1999	8	1,132
TOTALS	1,414			1,230	174,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,230	161.7475	161.75	198,952	1999	1999	0	0	0	12.50	87.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1208 HX Base Yr



2468 1ST AVE A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,083
TOTAL MARKET OB/XF VALUE	2,740
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	356,823
SOH/AGL Deduction	33,402
ASSESSED VALUE	323,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,421
TOTAL JUST VALUE	356,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/1296	4/07/2004	WD	Q	I	01	100
GRANTOR: GIBSON HOLLY M ETAL						
GRANTEE: RODRIGUEZ LUIS A ET						
1172/0677	9/17/2003	WD	Q	I		180,000
GRANTOR: CALHOUN AUDREY M						
GRANTEE: GIBSON HOLLY & LUIS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W14 S10 BAS=[YR=1999] S41 FOP=[YR=1999] S6 E4 N6 W4 $ E4 S3 E10 N44 W14 $ E14 N10 $ PTR= E15 FUS=[YR=1999] E2 UOP=[YR=1999] N6 E7 S6 W7 $ E12 S44 W10 N3 W4 N41 $ 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	0810	CONCRETE A	0	0	0	0	526.00	SF	6.50	6.50	100	1999	1999	3	75	2,564	
2	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	1999	1999	3	75	176	

LAND DESCRIPTION

TOTAL OB/XF 2,740

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	0		R-2	30.00	115.00	30.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS