

LOT 114
IN OR 2270/48
FOREST HILLS 2 PB 2/77

LO MONACO PAOLO
PO BOX 1126
FERNANDINA BEACH, FL 32035

2025

00-00-31-128B-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1993	1,075	111,132
FCP	233	25	1993	58	5,996
FOP	15	30	1993	4	414
FST	42	55	1993	23	2,378
STR	6	10	1994	1	103

TOTALS	1,371			1,161	120,022
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50
2	0810	CONCRETE A	0	100	70	8	560.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	75.00	158.00	1.00

REVIEW DATE	09/11/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	137.3760	137.38	159,498	1960	1990		0	0	24.75	75.25
1 SINGLE FAM - 100% - 2020 Heated Area: 1075 HX Base Yr 2020												

902 STANLEY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1960	1960	3	20	78	
2	0810	CONCRETE A	0	100	70	8	560.00	SF	6.50	6.50	100	1960	1960	3	20	728	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2013	2013	3	55	1,584	

TOTAL OB/XF													2,390	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R-1	75.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00			

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		120,022			
TOTAL MARKET OB/XF VALUE		2,390			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		347,412			
SOH/AGL Deduction		144,414			
ASSESSED VALUE		202,998			
TOTAL EXEMPTION VALUE		55,722			
BASE TAXABLE VALUE		147,276			
TOTAL JUST VALUE		347,412			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		342,236			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132779	8X12SHED	0	12/09/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2270/0048	4/23/2019	WD	Q	I	02	249,900	
GRANTOR: RASMUSSEN JORN E							
GRANTEE: MONACO PAOLO LO							
1886/0495	10/08/2013	WD	Q	I	02	122,000	
GRANTOR: HENDRIX KIRBY TRUSTEE							
GRANTEE: RASMUSSEN JORN E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W43 FCP=[YR=1993] W4 FST=[YR=1993] W7 S6 E7N6\$ S6 W7 S19 E11 N25 \$ S25 E10 FOP=[YR=1993] S3 E1 STR=[YR=1994] S2E3N2W3\$ E4N3W5\$ E33 N25\$.									