LOT 115
IN OR 1026/522
FOREST HILLS # 2 PB 2/77

STRASSNER DEAN E
900 STANLEY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128B-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

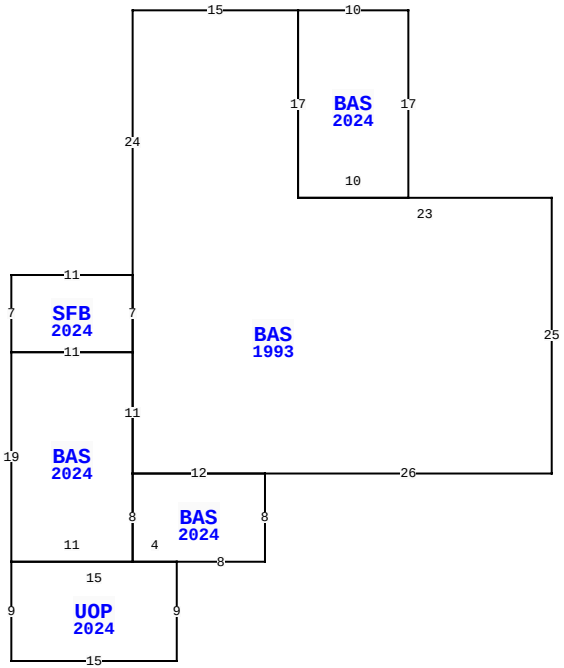
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1993	1,205	128,098
BAS	96	100	2024	96	10,205
BAS	170	100	2024	170	18,072
BAS	209	100	2024	209	22,218
SFB	77	80	2024	62	6,591
UOP	135	20	2024	27	2,870
TOTALS	1,892			1,769	188,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	114.0000	114.00	201,666	1952	2010	0	0	0	6.75	93.25

1 SINGLE FAM – 100% - 2025 Heated Area: 1742 HX Base Yr



900 STANLEY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,054
TOTAL MARKET OB/XF VALUE		19,968
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		433,022
SOH/AGL Deduction		0
ASSESSED VALUE		433,022
TOTAL EXEMPTION VALUE	13	433,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		433,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222115	ADDITION	0	04/22/2022
20120031	REMODEL	600	01/10/2012
20111985	REMODEL	11,104	11/04/2011
20070377	XFOB	2,000	03/01/2007
20062534	XFOB	0	10/30/2006
20060625	REPAIR/RRF	2,200	03/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/0522	12/20/2001	WD	Q	I		75,000
GRANTOR: GALPHIN CAROLYN TRUST						
GRANTEE: STRASSNER DEAN E						
0850/1333	9/30/1998	WD	Q	I	01	100
GRANTOR: GALPHIN CAROLYN M						
GRANTEE: GALPHIN CAROLYN TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 N17 W15 S24 S7 S11 E12 E26 N25 $
SFB=[YR=2024;ORIG=-49,7] E11 S7 W11 N7 $
BAS=[YR=2024;ORIG=-49,14] E11 S11 S8 W11 N19 $
BAS=[YR=2024;ORIG=-38,25] E12 S8 W8 W4 N8 $
UOP=[YR=2024;ORIG=-49,33] E15 S9 W15 N9 $
BAS=[YR=2024;ORIG=-23,-17] E10 S17 W10 N17 $
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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	0812	CONCRETE C	0	100	0	0	2,083.00	SF	4.00	4.00	100	2000	2000	3	77	6,416	
2	0510	GARAGE WD-	0	100	21	20	420.00	SF	35.00	35.00	100	2007	2007	3	44	6,468	
3	0510	GARAGE WD-	0	100	20	23	460.00	SF	35.00	35.00	100	2007	2007	3	44	7,084	

LAND DESCRIPTION

TOTAL OB/XF 19,968

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	0006	R-1	95.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS