LOT 5
IN OR 2236/85
HIGHLAND HEIGHTS #2 PB 5/80

FAZEKAS JOHN & TARILYN
1775 WINDING RIDGE CIR SE
PALM BAY, FL 32909

2025

00-00-31-1381-0005-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

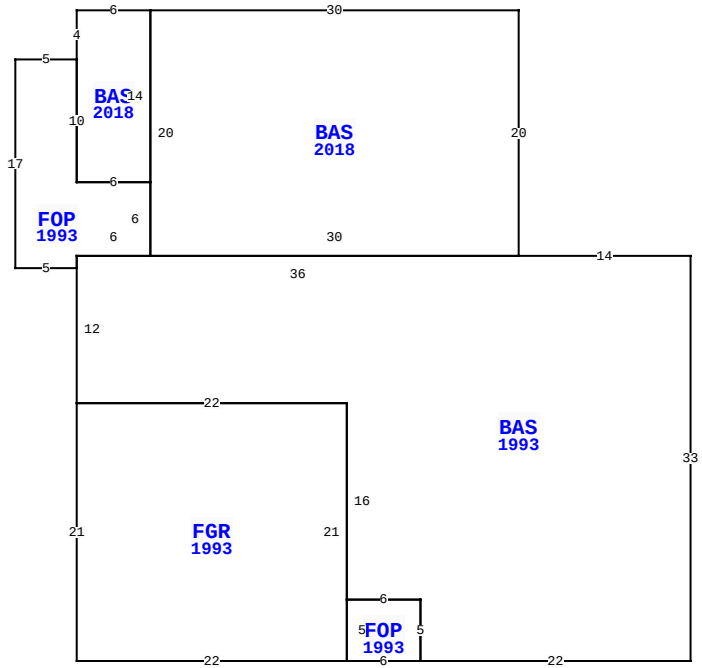
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100	1993	1,158	122,927
BAS	84	100	2018	84	8,917
BAS	600	100	2018	600	63,693
FGR	462	55	1993	254	26,963
FOP	30	30	1993	9	956
FOP	121	30	1993	36	3,822
TOTALS	2,455			2,141	227,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,141	120.6282	120.63	258,269	1986	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 0 Heated Area: 1842 HX Base Yr



606 N 15TH ST, 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	227,277
TOTAL MARKET OB/XF VALUE	6,395
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	458,672
SOH/AGL Deduction	52,182
ASSESSED VALUE	406,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,490
TOTAL JUST VALUE	458,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173953	KIT/BATHRE	21,000	12/14/2017
4922	ADDITION	7,500	07/06/1988
3524B	NEW CONSTR	35,000	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0085	11/09/2018	WD	Q	I	02	315,000
GRANTOR: WILLIAMS LISA & JEFFR						
GRANTEE: FAZEKAS JOHN & TARI						
2148/0251	9/22/2017	SW	U	I	12	160,000
GRANTOR: BRANCH BANKING AND TR						
GRANTEE: WILLIAMS LISA & JEF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2018] N20 W30 BAS=[YR=2018] W6 S4 FOP=[YR=1993] W5 S17 E5 N1 E6 N6 W6 N10 $ S10 E6 N14 $ S20 E30 $ W36 S12 FGR=[YR=1993] S21 E22 FOP=[YR=1993] E6 N5 W6 S5$ N21 W22 $ E22 S16 E6 S5 E22 N33 $.

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	57	12	684.00	SF	6.50	6.50	100	1986	1986	3	47	2,090	
2	0810	CONCRETE A	0	0	43	6	258.00	SF	6.50	6.50	100	1986	1986	3	47	788	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	1988	1988	3	52	1,487	

LAND DESCRIPTION

TOTAL OB/XF 6,395

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	0006	R-1	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 02/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS