S 41.25 FT OF LOT 9
HUTCHINS SOUTH BEACH PB 4/70

DANIEL LARRY R JR & CYNTHIS B
7478 SOUTH DUNE HIGHWAY
EMPIRE, MI 49630

2025

00-00-31-1390-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

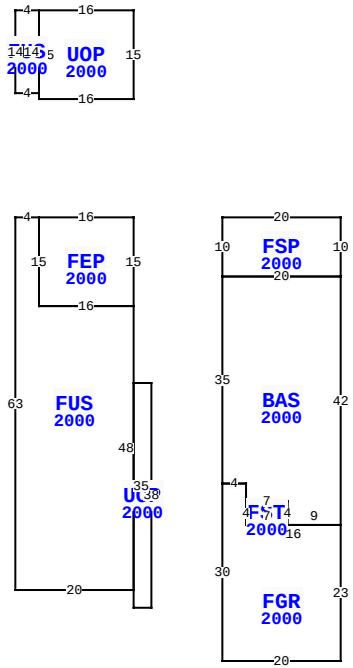
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2000	784	110,258
FEP	240	80	2000	192	27,002
FGR	488	55	2000	268	37,690
FSP	200	40	2000	80	11,251
FST	28	55	2000	15	2,110
FUS	56	100	2000	56	7,876
FUS	1,020	100	2000	1,020	143,448
UOP	114	20	2000	23	3,235
UOP	240	20	2000	48	6,751
TOTALS	3,170			2,486	349,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,486	158.9069	158.91	395,050	2000	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2022 Heated Area: 1860 HX Base Yr 2022



2982 1ST AV B, 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		349,619
TOTAL MARKET OB/XF VALUE		30,907
TOTAL LAND VALUE - MARKET		246,000
TOTAL MARKET VALUE		626,526
SOH/AGL Deduction		0
ASSESSED VALUE		626,526
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		575,804
TOTAL JUST VALUE		626,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211103	SWIM POOL	0	03/01/2021
B151808	ADDITION	0	08/01/2015
20060100	REMODEL	10,500	01/13/2006
B0022148	REMODEL	3,000	08/29/2002
B2001125	NEW CONSTR	130,000	02/07/2000
B2001126	NEW CONSTR	130,000	02/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1660	5/08/2025	WD	Q	I	01	984,500
GRANTOR: DELLE DONNE DAVID G &						
GRANTEE: DANIEL LARRY R JR &						
1728/1492	3/10/2011	WD	Q	I	01	300,000
GRANTOR: CHERESKIN JAMES M & B						
GRANTEE: DONNE DAVID G & TER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2000] W16 FUS=[YR=2000] W4 S63 E20 UOP=[YR=2000] S3 E3 N38 W3 S35 $ N48 W16 N15 $ S15 E16 N15 $ PTR= E15 FSP=[YR=2000] E20 S10 BAS=[YR=2000] S42 FGR=[YR=2000] S23 W20 N30 E4 S3 FST=[YR=2000] S4 E7 N4 W7 $ S4 E16 $ W9 N4 W7 N3 W4 N35 E20 $ W20 N10 $ W15 $ PTR = N20 UOP=[YR=2000] N15 W16 FUS=[YR=2000] W4 S14 E4 N14 $ S15 E16 $ S20 $.

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	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	2000	2000	3	77	3,924	
2	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2000	2000	3	77	200	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2015	2015	3	95	1,710	
4	0861	POOL GUNIT	0	100	0	0	266.00	SF	85.00	85.00	100	2024	2022		95	21,480	
5	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2024	2022		99	1,733	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2022		93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 30,907

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		R-3	41.00	120.00	41.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	246,000							

REVIEW DATE 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 246,000 Market: 0 Agricultural: 0 Common: 246,000 PRINTED 07/30/2025 BY SYS