LOT 28
MIRAMAR BEACH PB 2/61

BESSETTE ADAM & RENEE
404 MESA RANCH COURT
SOUTHLAKE, TX 76092

2025

00-00-31-1460-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

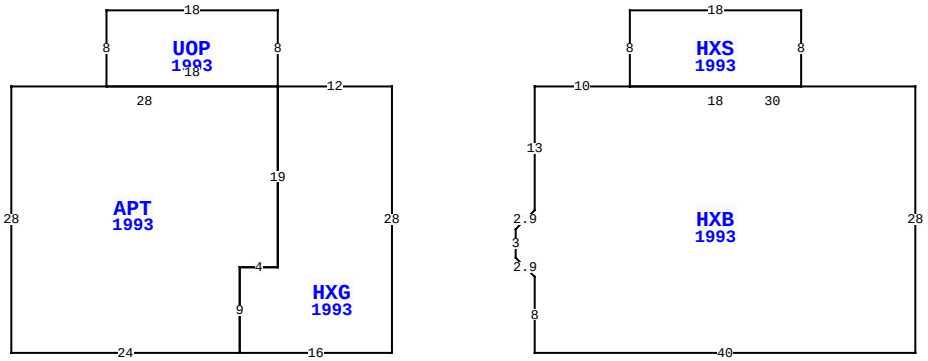
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	748	100	1993	748	95,558
HXB	1,130	100	1993	1,130	144,358
HXG	372	55	1993	205	26,189
HXS	144	40	1993	58	7,410
UOP	144	20	1993	29	3,705
TOTALS	2,538			2,170	277,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,170	118.3840	156.27	339,106	1937	1985	0	0	0	18.25	81.75

1 DUPLEX – 0% - 2025 Heated Area: 1878 HX Base Yr



1740 S FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	277,219
TOTAL MARKET OB/XF VALUE	7,738
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,709,957
SOH/AGL Deduction	0
ASSESSED VALUE	1,709,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,709,957
TOTAL JUST VALUE	1,709,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,509,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121302	REROOF W/30YR SHN	6,576	07/02/2012
20090955	H/AC	1,800	07/22/2009
7925	REMODEL	70,000	09/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/225	7/18/2024	PR	U	I	19	1,750,000
GRANTOR: PIKULA J STEWART AS P						
GRANTEE: BESSETTE ADAM & REN						
2724/73	7/09/2024	FJ	U	I	11	0
GRANTOR: JOHNSON MARY K EST						
GRANTEE: PIKULA J STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W12 UOP=[YR=1993] N8 W18 S8 E18 $ APT=[YR=1993] W28 S28 E24 N9 E4 N19 $ S19 W4 S9 E16 N28 $ PTR= E15
HXB=[YR=1993] E10 HXS=[YR=1993] N8 E18 S8 W18 $ E30 S28 W40 N8 U2 L2 N3 R2 U2 N13 $ 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	1,770.00	SF	6.50	6.50	100	1994	1994	3	66	7,593	
2	1241	WD DECK G	0	0	3	21	63.00	UT	11.50	11.50	100	1994	1994	3	20	145	

LAND DESCRIPTION

TOTAL OB/XF 7,738

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	000800	C	MULTI-FAMILY	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS