LOT 1
IN OR 2212/788
PHOENIX WALK PB 5/55

YANKUS THOMAS L & JUDITH A
1 ZACHARY COURT
FERNANDINA BEACH, FL 32034-4336

2025

00-00-31-1635-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

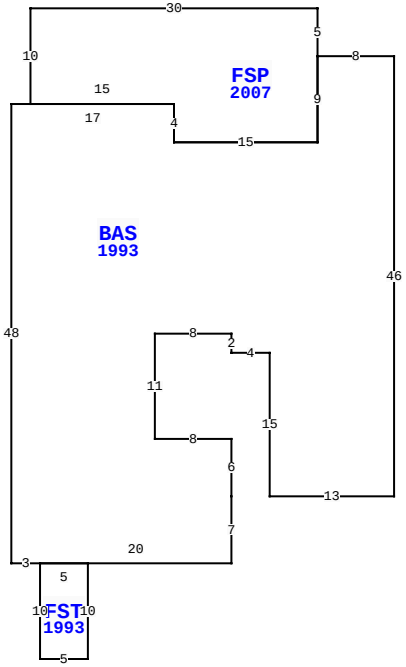
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1993	1,633	211,101
FSP	360	40	2007	144	18,615
FST	50	55	1993	28	3,620
TOTALS	2,043			1,805	233,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,805	161.5860	161.59	291,670	1984	1984	0	0	0	20.00	80.00

1 TOWNHOUSE - 100% - 2013 Heated Area: 1633 HX Base Yr 2013



1 ZACHARY CT, FERNANDINA BEACH

BLD DATE	03/03/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,336
TOTAL MARKET OB/XF VALUE		790
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		559,126
SOH/AGL Deduction		384,051
ASSESSED VALUE		175,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,353
TOTAL JUST VALUE		559,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7741	ADDITION	4,200	06/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/0788	7/23/2018	WD	U	I	11	73,400
GRANTOR: YANKUS THOMAS L & JUD						
GRANTEE: YANKUS THOMAS L & J						
1741/1637	5/27/2011	PR	U	I	19	155,000
GRANTOR: RICKLEFSEN CYNTHIA AN						
GRANTEE: YANKUS THOMAS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=2007] N5 W30 S10 E15 S4 E15 N9$ S9 W15 N4 W17 S48 E3 FST=[YR=1993] S10 E5 N10 W5$ E20 N7 N6 W8 N11 E8 S2 E4 S15 E13 N46$.

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	0801	ASPHALT A	0	100	22	14	308.00	SF	3.00	3.00	100	1984	1984	3	50	462	
2	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00	100	1984	1984	3	41	328	

LAND DESCRIPTION

TOTAL OB/XF 790

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	000310	C	TOWNHOUSE	100		R-1	39.00	105.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS