

LOT 55
IN OR 1992/991
PARKWAY NORTH PB 5/263

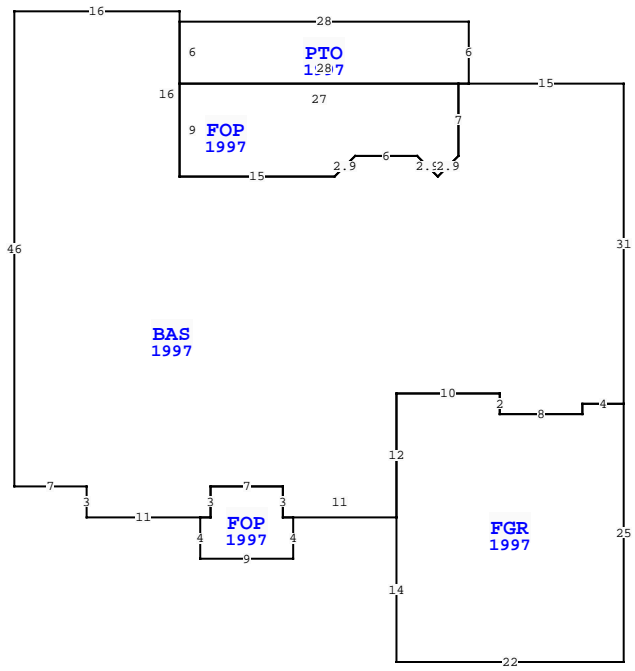
GINN FAMILY TRUST/GINN JOHN D TRUSTEE
4441 BEAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-163N-0055-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1072.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,079	100	1997
FGR	552	55	1997
FOP	57	30	1997
FOP	225	30	1997
PTO	168	5	1997
TOTALS	3,081		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2014								
					Heated Area: 2079						
						HX Base Yr 2014					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			414,611
TOTAL MARKET OB/XF VALUE			8,337
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			632,948
SOH/AGL Deduction			282,603
ASSESSED VALUE			350,345
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			299,623
TOTAL JUST VALUE			632,948
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			614,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131252	REMBATH	42,000	06/05/2013
B9610087	NEW CONSTR	123,504	10/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1992/0991	7/17/2015	QC	U	I	11	100
GRANTOR:GINN JOHN D & SALLY G						
GRANTEE:GINN FAMILY TRUST						
1809/1893	8/27/2012	WD	Q	I	02	290,000
GRANTOR:FOURNIL JEAN-PIERRE &						
GRANTEE:GINN JOHN D & SALLY						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	1,211.00	SF	4.00	4.00	100	1997	1997	3	72	3,488	
3	0810	CONCRETE A	0	100	0	198.00	SF	6.50	6.50	100	1997	1997	3	72	927	
4	0911	SCRN RM A	0	100	28	112.00	SF	17.50	17.50	100	2005	2005	3	22	431	
5	1126	CB/STC 8"	0	100	0	126.00	SF	8.00	8.00	100	1997	1997	3	72	726	
TOTALS															8,337	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							