

LOT 59  
IN OR 1992/1704  
PARKWAY NORTH PB 5/263

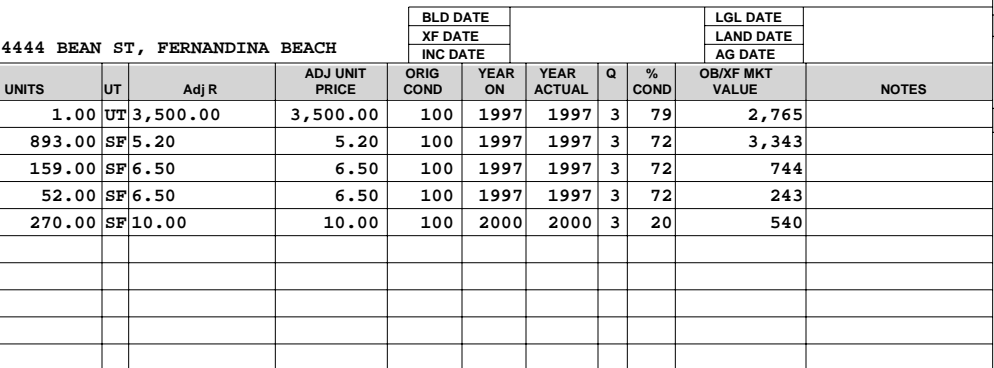
GARCIA ERNEST & BARBARA C  
4444 BEAN ST  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-163N-0059-0000

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	4 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,309	120.3048	190.08	438,895	1997	1997	0	0	13.50	86.50
1 SFR CUST - 100% - 2017 Heated Area: 1945 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			379,644
TOTAL MARKET OB/XF VALUE			7,635
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			587,279
SOH/AGL Deduction			248,777
ASSESSED VALUE			338,502
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			287,780
TOTAL JUST VALUE			587,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,244

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100	1997	1,945	319,796
FGR	508	55	1997	279	45,873
FOP	73	30	1997	22	3,617
FSP	157	40	1997	63	10,358
TOTALS	2,683			2,309	379,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710592	NEW CONSTR	126,744	07/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1992/1704	7/09/2015	WD Q	Q	I	01	349,000
GRANTOR: RAFFERTY GEORGE P REV						
1295/1290	2/16/2005	WD Q	Q	I		380,000
GRANTOR: STENHOLM CARL A & KUN						
GRANTEE: RAFFERTY GEORGE P T						

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	0811	CONCRETE B	0	100	0	893.00	SF	5.20	5.20	100	1997	1997	3	72	3,343	
3	0810	CONCRETE A	0	100	53	159.00	SF	6.50	6.50	100	1997	1997	3	72	744	
4	0810	CONCRETE A	0	100	13	52.00	SF	6.50	6.50	100	1997	1997	3	72	243	
5	1242	WD DECK A	0	100	0	270.00	SF	10.00	10.00	100	2000	2000	3	20	540	

TOTAL OB/XF												7,635					
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 FSP=[YR=1997] W19 S2 E2 S7 E17 N9\$ S9 W17 N7 W2 N2 W8 N10 W15 S33 FGR=[YR=1997] S26 E22 N22 W16 N4 W6\$ E6 S4 E16 S12 E11 FOP=[YR=1997] S5 E9 N9 W7 S4 W2\$ E2 N4 E7 S7 E15 N42\$.											

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	000100	C	RES	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							