BLK 317 LOTS 1,2,3,4,5,6,7,8
IN OR 798/358 & OR 1015/1241 &
E1/2 OF R/W LYING W THEREOF

TESTON LESLIE G/
748 OLIVE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0317-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

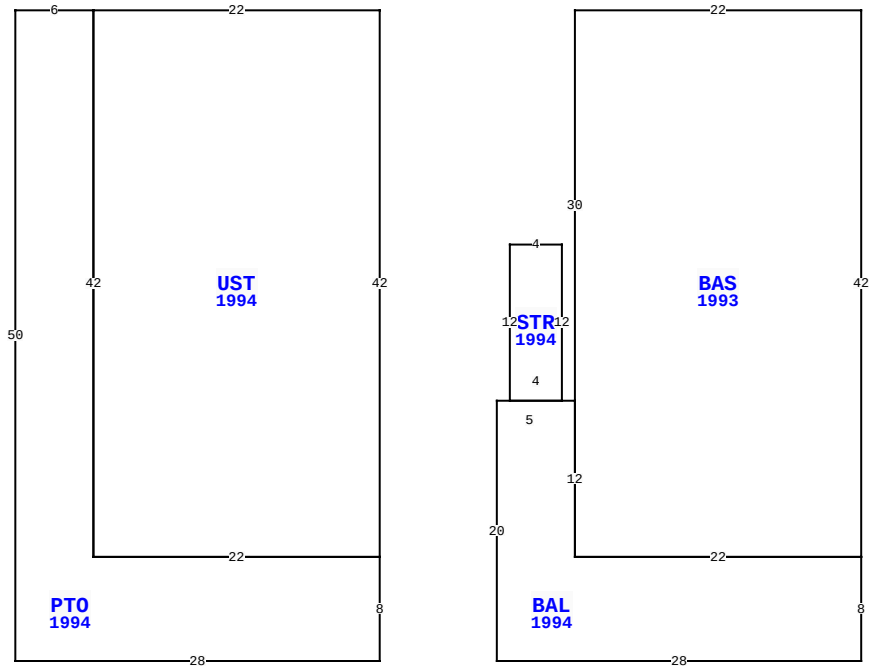
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	296	15	1994	44	3,615
BAS	924	100	1993	924	75,921
PTO	476	5	1994	24	1,972
STR	48	10	1994	5	411
UST	924	45	1994	416	34,181
TOTALS	2,668			1,413	116,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	110.6560	110.66	156,363	1986	1990	10	0	0	15.75	74.25

1 SINGLE FAM – 100% - 0 Heated Area: 924 HX Base Yr



748 OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		116,100
TOTAL MARKET OB/XF VALUE		7,491
TOTAL LAND VALUE - MARKET		74,925
TOTAL MARKET VALUE		198,516
SOH/AGL Deduction		73,592
ASSESSED VALUE		124,924
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		69,202
TOTAL JUST VALUE		198,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3619	N/A	40,820	09/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1015/1241	10/24/2001	QC	Q	I	06	100
GRANTOR: GRIFFIN DIANE A						
GRANTEE: TESTON DENNIS L & L						
0498/0123	9/01/1986	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1994] W22 PTO=[YR=1994] W6S50E28N8 W22N42$ S42E22N42$ PTR=E15 BAS=[YR=1993] S30BAL=[YR=1994] W1 STR=[YR=1994] N12W4S12E4$ W5S20E28N8W22N12$ S12E22N42W22$ 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	100	6	24	144.00	SF	6.50	6.50	100	2001	2001	3	79	739	
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	29.75	29.75	100	2001	2001	3	28	5,198	
3	0351	CARPORT MT	0	100	26	24	624.00	SF	6.30	6.30	100	2001	2001	3	20	786	
4	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1991	1991	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 7,491

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	0006	RSF-2	100.00	100.00	100.00	FF		1.00	1.00	0.64	500.00	318.75	31,875							
2	000100	C	RES	100	0007	RSF-2	0.00	0.00	0.82	AC		1.00	1.00	0.53	100,000.00	52,500.00	43,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.82 Total Land Value: 74,925 Market: 0 Agricultural: 0 Common: 74,925 PRINTED 07/30/2025 BY SYS