

LOT 15
IN OR 2127/165
PRESERVE AT SUMMER BEACH #3

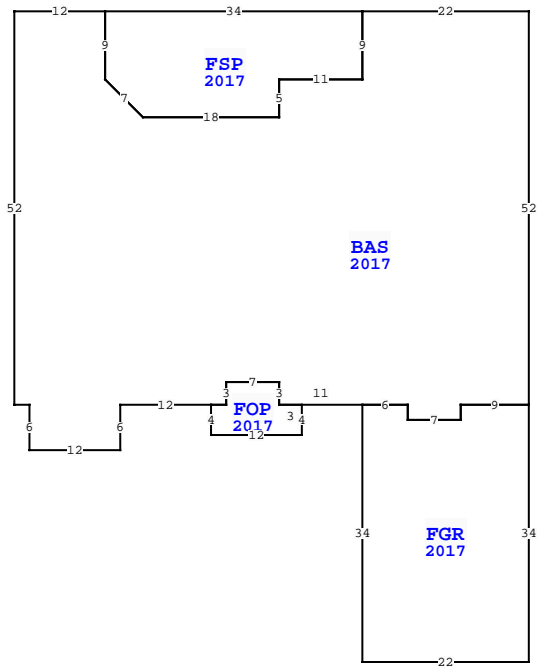
DIEFFENBACH BRIAN E & LISA R
94174 GULL POINT PL
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1675-0015-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame		WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,193	100	2017
FGR	734	55	2017
FOP	69	30	2017
FSP	409	40	2017
TOTALS	4,405		

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%	- 2018								
Heated Area: 3193						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,062,225
TOTAL MARKET OB/XF VALUE			20,462
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,382,687
SOH/AGL Deduction			634,857
ASSESSED VALUE			747,830
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			697,108
TOTAL JUST VALUE			1,382,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,406,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704778	CO ISSUED	0	05/31/2017
B1632817	NEW CONSTR	404,003	08/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/0165	6/09/2017	WD	Q	I	02	758,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: DIEFFENBACH BRIAN E						
2047/0558	5/20/2016	SW	Q	V	01	185,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: D S WARE HOMES LLC						

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	0855	CONC PAVR	0	100	0	1,544.00	SF	10.00	10.00	100	2017	2017	3	96	14,822	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	

94174 GULL POINT PL, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2017] W22 FSP=[YR=2017] W34 S9 D5 R5 E18 N5 E11 N9\$
 S9 W11 S5 W18 U5 L5 N9 W12 S52 E2 S6 E12 N6 E12
 FOP=[YR=2017] S4 E12 N4 W3 N3 W7 S3 W2\$ E2 N3 E7 S3 E11
 FGR=[YR=2017] S34 E22 N34 W9 S2 W7 N2 W6\$ E6 S2 E7 N2 E9 N52\$.

LAND DESCRIPTION		TOTAL OB/XF															20,462							
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							