

BERAN SUSAN TRUST AGREEMENT/BERAN SUSAN TRUSTEE
28 LAUREL OAK RD
FERNANDINA BEACH, FL 32034

01-6N-29-0201-0075-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		5	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					793,398				
TOTAL MARKET OB/XF VALUE					38,116				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					1,281,514				
SOH/AGL Deduction					294,427				
ASSESSED VALUE					987,087				
TOTAL EXEMPTION VALUE					HX	HB	50,722		
BASE TAXABLE VALUE					936,365				
TOTAL JUST VALUE					1,281,514				
NCON VALUE					21,211				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,223,931				
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
B240009076		POOL ENCLOSURE			19,148		08/02/2024		
SP240000995		POOL & SCR N			155,624		01/26/2024		
B9703665		NEW CONSTR			260,000		01/01/1997		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2601/0233		10/31/2022		WD	Q	I	01	1,325,000	
GRANTOR: JSGM TRUST									
GRANTEE: BERAN SUSAN TRUA ST									
2561/0471		5/05/2022		QC	U	I	11	100	
GRANTOR: MIKLAS JOEL									
GRANTEE: JSGM TRUST									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=-41,11] S22 W3 S11 E5 S6 E11 N2 E6 E2 N2 E6 S2 E4 S1 E11 N1 E3 N17 W2 N20 W3 N1 W7 S1 D0.1L17.1 U0.1L15.11 \$									
FUS=[YR=1997;ORIG=20,0] E14 S14 E18 S4 W2 S7 W9 N4 W4 N4 W3 S25 W14 N42 \$									
FGR=[YR=1997;ORIG=-44,44] S6 W2 S21 E21 N23 W3 S2 W11 N6 W5 \$									
UOP=[YR=1997;ORIG=-22,48] S3 E9 N3 W1 W8 \$									
FOP=[YR=1997;ORIG=-14,48] N2 W6 S2 E6 \$									
PTR=[ORIG=0,0] E20 W20 \$									
FSP=[YR=2025;ORIG=-41,0] E16 S11 W16 N11 \$									
.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000									
Common: 450,000					PRINTED 07/30/2025 BY SYS				