

LOTS E & 3 IN OR 2218/1384
(EX UTILITY ESMT IN
IN OR 1866/946

GOULD JEFFREY B
1711 COTSWOLD DR
ORLANDO, FL 32825

2025

39-2N-28-5020-000E-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 1720 MEDICAL OFFICE

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	2004	1,958	368,679
BAS	376	100	2005	376	70,798
CAN	90	30	2005	27	5,084
FST	88	50	2004	44	8,285
FUS	430	100	2013	430	80,967
SFB	416	80	2005	333	62,702

TOTALS 3,358 3,168 596,514

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	0920	CWALL-WD/M	0	0	0	0	28.00	LF	390.00	390.00	100	2004	2004	3	21	2,293	
2	0803	ASPHALT C	0	0	0	0	6,372.00	SF	2.00	2.00	100	2004	2004	3	52	6,627	
3	0810	CONCRETE A	0	0	0	0	497.00	SF	6.50	6.50	100	2004	2004	3	83	2,681	
4	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	100	1,500	
5	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2004	2004	3	87	218	
6	0855	CONC PAVER	0	0	0	0	308.00	SF	10.00	10.00	100	2012	2012	3	92	2,834	
7	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2019	2019	3	82	1,742	
8	0425	CL FNC 8'	0	0	0	0	48.00	LF	10.65	10.65	100	2019	2019	3	94	481	
9	0446	BOX FNC 6'	0	0	0	0	124.00	LF	20.00	20.00	100	2019	2019	3	82	2,034	
10	0446	BOX FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	2019	2019	3	82	525	

LAND DESCRIPTION

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	001901	C	MEDICAL OF	0		CN	0.00	0.00	20,250.00	SF		1.00	1.00	1.00	13.50	13.50	273,375							

REVIEW DATE 05/22/2020 BY KK

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1721	04	3,168	140.2565	226.86	718,692	2004	2004	0	0	0	17.00	83.00												

1 MDL OFFICE - 0% - 0

Heated Area: 3097

HX Base Yr

FUS
2013

SFB
2005

BAS
2005

BAS
2004

CAN
2005

474256 SR 200, FERNANDINA BEACH

BLD DATE 05/22/2020 XF DATE 05/22/2020 INC DATE

LGL DATE 04/25/2025 LAND DATE AG DATE

KK KK DC

TOTAL OB/XF 20,935

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NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						596,514						
TOTAL MARKET OB/XF VALUE						22,627						
TOTAL LAND VALUE - MARKET						273,375						
TOTAL MARKET VALUE						892,516						
SOH/AGL Deduction						324,517						
ASSESSED VALUE						567,999						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						567,999						
TOTAL JUST VALUE						892,516						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						830,448						

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