IN OR 2663/915
(EX R/W IN OR 213/82)

DELGAUDIO GREG J
474467 SR 200
FERNANDINA BEACH, FL 32034

2025

40-2N-28-0000-0030-0000

BUILDING CHARACTERISTICS

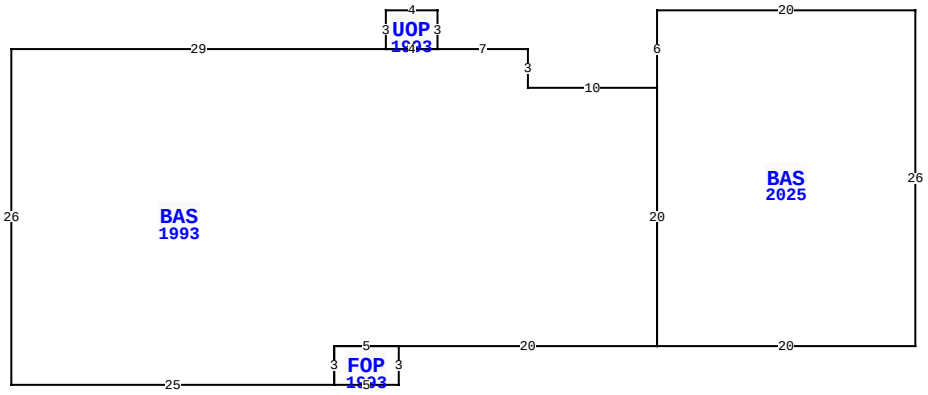
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Fixtures		4 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,195	100	1993	1,195	118,801
BAS	520	100	2025	520	51,696
FOP	15	30	1993	4	398
UOP	12	20	1993	2	199
TOTALS	1,742			1,721	171,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	118.0000	118.00	203,078	1956	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2024 Heated Area: 1715 HX Base Yr 2024



474467 SR 200, FERNANDINA BEACH

BLD DATE	12/02/2024	KWA	LGL DATE	
XF DATE	12/02/2024	KWA	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,093
TOTAL MARKET OB/XF VALUE		7,980
TOTAL LAND VALUE - MARKET		226,800
TOTAL MARKET VALUE		405,873
SOH/AGL Deduction		124,415
ASSESSED VALUE		281,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,736
TOTAL JUST VALUE		405,873
NCON VALUE		17,524
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2010453	REPAIR/RRF	6,500	11/01/2020
94-0197	REPAIR/RRF	2,375	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/915	8/24/2023	WD	U	I	11	100
GRANTOR: MR DRYWALL THE REPAIR						
GRANTEE: DELGAUDIO GREG J						
2581/0126	7/29/2022	WD	Q	I	01	300,000
GRANTOR: BASS CONNIE J JR						
GRANTEE: MR DRYWALL THE REPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-20,6] W10 N3 W7 W4 W29 S26 E25 N3 E5 E20 N20 $
BAS=[YR=2025;ORIG=0,0] W20 S6 S20 E20 N26 $
FOP=[YR=1993;ORIG=-45,29] E5 N3 W5 S3 $
UOP=[YR=1993;ORIG=-37,3] N3 W4 S3 E4 $
.

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	0510	GARAGE WD-	0	100	0	0	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
2	0681	POLE SHED	0	100	0	0	480.00	SF	15.00	15.00	100	1983	1983	3	20	1,440	
4	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2025	2023		100	2,340	

LAND DESCRIPTION

TOTAL OB/XF 7,980

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	0004	CG	0.00	0.00	22,680.00	SF		1.00	1.00	1.00	10.00	10.00	226,800							

REVIEW DATE 12/02/2024 BY KWA Total Acres: 0.00 Total Land Value: 226,800 Market: 0 Agricultural: 0 Common: 226,800 PRINTED 07/30/2025 BY SYS