

**PAPPAS THEODORE B & GAY B L/E/
1805 REATTA LANE
FERNANDINA BEACH, FL 32034**

00-00-30-021N-0035-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,34410019931,344198,467

FGR44055199324235,736

FOP78301993233,397

USP168302013507,383

TOTALS2,0301,659244,982

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

31242WD DECK A01000096.00SF10.0010.0010020132013350480

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000003RSF-20.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0900011,659125.3500174.24289,064199319930015.2584.75

1 SNGL FAM 100% - 2018Heated Area: 1344HX Base Yr 2018

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE244,982

TOTAL MARKET OB/XF VALUE480

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE425,462

SOH/AGL Deduction209,838

ASSESSED VALUE215,624

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE164,213

TOTAL JUST VALUE425,462

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE416,687

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2679/79811/14/2023WD U I 11100

GRANTOR:PAPPAS THEODORE B & G

GRANTEE:PAPPAS JAMES BENNET

1870/05017/29/2013WD Q I 02192,500

GRANTOR:MILLER LAWRENCE E

GRANTEE:PAPPAS THEODORE B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2013] N12 W14 S12 E14\$ W29 S29 E3
FGR=[YR=1993] S22 E20 N22 W20\$ E25 FOP=[YR=1993] S2 E15 N2
W1 N4 W11 S2 W2 S2 W1\$ E1 N2 E2 N2 E11 S4 E6 N29\$.