E55 FT LOT 39 & ALL LOT 40
IN OR 2063/789
FIVE POINTS 2 PB 3/35

KENNA SEAN
2225 SUSAN DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-024B-0039-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

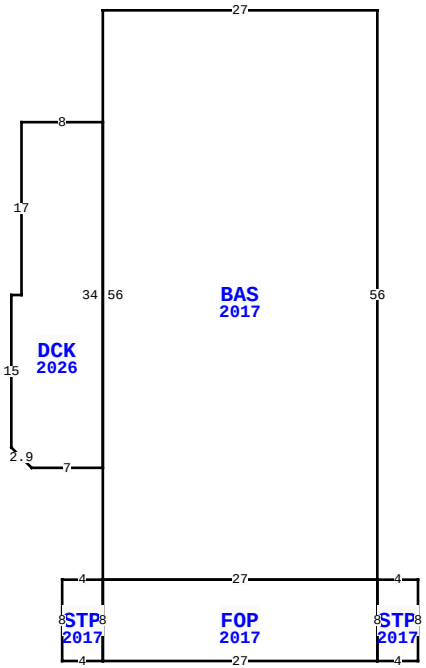
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2017	1,512	224,508
DCK	287	10	2026	29	4,306
FOP	216	30	2017	65	9,652
STP	32	10	2017	3	446
STP	32	10	2017	3	446
TOTALS	2,079			1,612	239,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	11	1,612	161.9719	153.87	248,038	2017	2017	0	0	0	3.50	96.50

2 SFR MODULR 100% - 2017 Heated Area: 1512 HX Base Yr 2017



2225 SUSAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		239,357
TOTAL MARKET OB/XF VALUE		39,060
TOTAL LAND VALUE - MARKET		282,750
TOTAL MARKET VALUE		561,167
SOH/AGL Deduction		312,782
ASSESSED VALUE		248,385
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		191,974
TOTAL JUST VALUE		561,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709292	CO ISSUED	0	10/20/2017
B1705053	32X25FGR	49,602	06/07/2017
B1703188	MH MOVE-ON	0	06/01/2017
B0186	REPAIR/RRF	1,980	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/0789	7/28/2016	WD	Q	I	01	95,000
GRANTOR: THOMAS NORA F						
GRANTEE: KENNA SEAN						
0664/0019	7/29/1992	WD	Q	I		30,000
GRANTOR: KIRKLAND ETHEL L						
GRANTEE: THOMAS VERNON & NOR						

BUILDING NOTES

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	25	32	800.00	SF	52.50	52.50	100	2017	2017	3	78	32,760	
2	0754	FOP	0	100	12	25	300.00	SF	15.00	15.00	100	2017	2017	3	70	3,150	
3	0754	FOP	0	100	12	25	300.00	SF	15.00	15.00	100	2017	2017	3	70	3,150	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W27 S56 E27 N56 $
FOP=[YR=2017;ORIG=-27,64] E27 N8 W27 S8 $
STP=[YR=2017;ORIG=-27,56] W4 S8 E4 N8 $
STP=[YR=2017;ORIG=0,64] E4 N8 W4 S8 $
DCK=[YR=2026;ORIG=-27,45] W7 U2L2 N15 E1 N17 E8 S34 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,060

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		RM	145.00	147.00	145.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	282,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 282,750 Market: 0 Agricultural: 0 Common: 282,750 PRINTED 07/09/2026 BY SYS