LOT 31
ISLAND BLUFF SUB PB 5/92

**LINDBECK CATHY D & JOHN ROBERT L/E/**
1714 PHEASANT LN
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-031B-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 12 | CEDAR 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

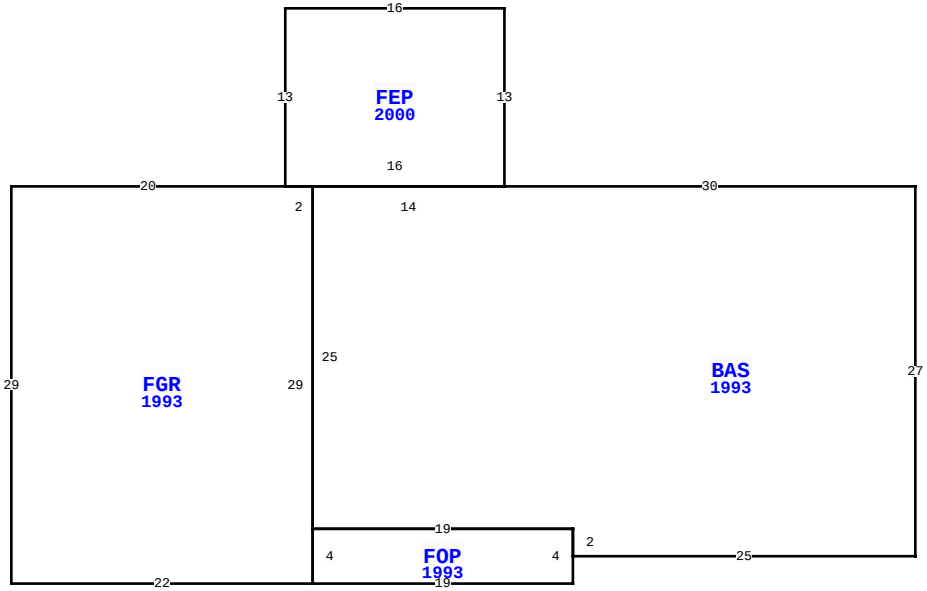
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,150 | 100 | 1993 | 1,150 | 179,804 |
| FEP | 208 | 80 | 2000 | 166 | 25,954 |
| FGR | 638 | 55 | 1993 | 351 | 54,879 |
| FOP | 76 | 30 | 1993 | 23 | 3,596 |
| TOTALS | 2,072 | | | 1,690 | 264,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,690 | 132.0200 | 183.51 | 310,132 | 1987 | 1995 | 0 | 0 | 0 | 14.80 | 85.20 |

1 SNGL FAM 100% - 2023 Heated Area: 1150 HX Base Yr 2023




1714 PHEASANT LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/28/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,232 |
| TOTAL MARKET OB/XF VALUE | | 384 |
| TOTAL LAND VALUE - MARKET | | 205,000 |
| TOTAL MARKET VALUE | | 469,616 |
| SOH/AGL Deduction | | 96,123 |
| ASSESSED VALUE | | 373,493 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 322,082 |
| TOTAL JUST VALUE | | 469,616 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 455,548 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V0000083 | REMODEL | 0 | 06/01/2000 |
| 4040 | NEW CONSTR | 39,440 | 04/23/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2747/191 | 10/30/2024 | LE | U | I | 11 | 100 |
| GRANTOR: LINDBECK JOHN ROBERT | | | | | | |
| GRANTEE: GARCIA EMILY ANNE L | | | | | | |
| 2592/0649 | 9/20/2022 | WD | Q | I | 02 | 426,000 |
| GRANTOR: ARSENAULT DONNA M & T | | | | | | |
| GRANTEE: LINDBECK CATHY DORO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=2000] N13 W16 S13 FGR=[YR=1993] W20 S29 E22 FOP=[YR=1993] E19 N4 W19S4$ N29 W2$ E16$ W14 S25 E19 S2 E25 N27$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 384 | |

## LAND DESCRIPTION

TOTAL OB/XF 384

| 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 | 0006 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 205,000.00 | 205,000.00 | 205,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS