LOT 32
ISLAND BLUFF SUB PB 5/92

BRUNDAGE DANIEL & TAMMY
1718 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

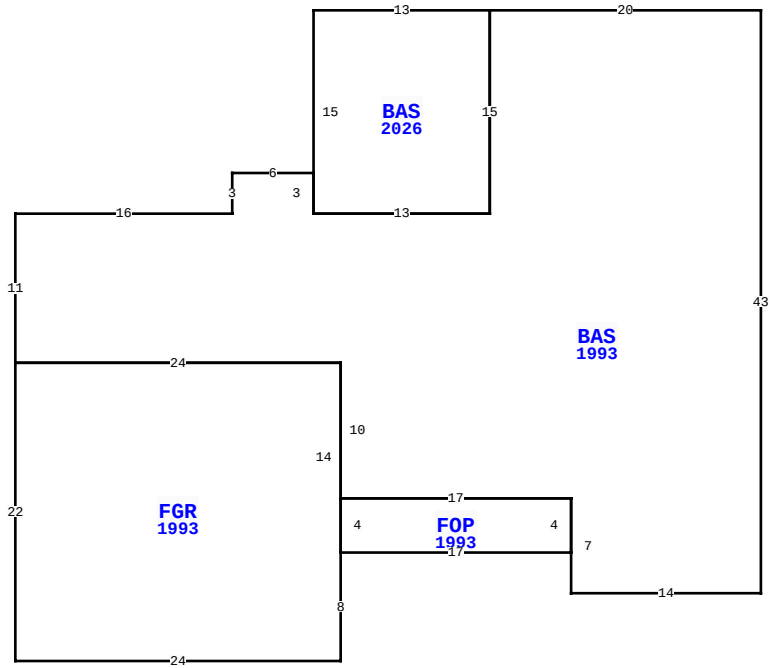
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,331	100	1993	1,331	206,596
BAS	195	100	2026	195	30,268
FGR	528	55	1993	290	45,014
FOP	68	30	1993	20	3,105
TOTALS	2,122			1,836	284,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	123.0500	171.04	314,029	1986	2006	0	0	0	9.25	90.75

1 SNGL FAM 100% - 2021 Heated Area: 1526 HX Base Yr 2021



1718 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		284,981
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		491,941
SOH/AGL Deduction		167,369
ASSESSED VALUE		324,572
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,161
TOTAL JUST VALUE		491,941
NCON VALUE		20,325
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240008139	SUNROOM	29,986	07/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0880	3/13/2020	TD	Q	I	02	303,500
GRANTOR: OLIVER THOMAS W III &						
GRANTEE: BRUNDAGE DANIEL & T						
1518/0188	8/08/2007	WD	Q	I	01	100
GRANTOR: OLIVER THOMAS W III &						
GRANTEE: OLIVER THOMAS W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S15 W13 N3 W6 S3 W16 S11 E24 S10 E17 S7 E14 N43 $
FGR=[YR=1993;ORIG=-55,26] S22 E24 N8 N14 W24 $
FOP=[YR=1993;ORIG=-31,40] E17 N4 W17 S4 $
BAS=[YR=2026;ORIG=-33,15] E13 N15 W13 S15 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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		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 07/15/2025 BY HS Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS