LOT 33
IN OR 851/1489
ISLAND BLUFF SUB PB 5/92

FOSTER GREGORY L & CHRISTINE A
1724 PHEASANT LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

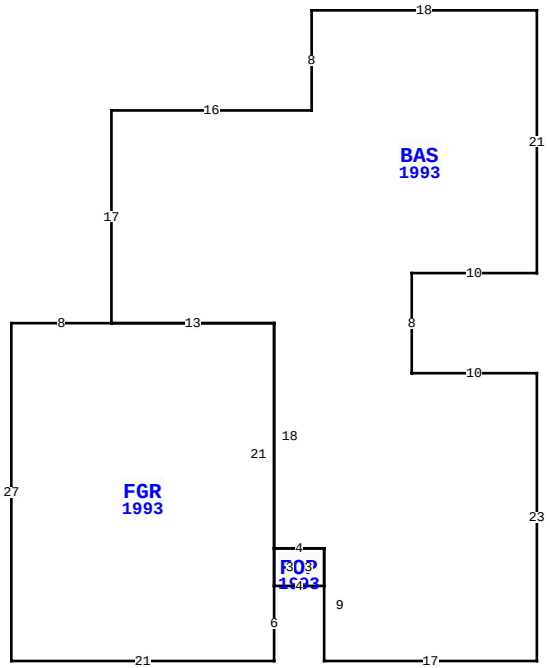
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,173	100	1993	1,173	177,445
FGR	567	55	1993	312	47,198
FOP	12	30	1993	4	605
TOTALS	1,752			1,489	225,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,489	132.3144	183.92	273,857	1986	1986	0	0	0	17.75	82.25

1 SNGL FAM 100% - 1999 Heated Area: 1173 HX Base Yr 1999



1724 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		225,247
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		433,012
SOH/AGL Deduction		318,826
ASSESSED VALUE		114,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,775
TOTAL JUST VALUE		433,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0851/1489	10/09/1998	WD	Q	I		102,000
GRANTOR: CLEMONS JOHN W & LESL						
GRANTEE: FOSTER GREGORY & CH						
0491/0121	6/13/1986	WD	Q	I		70,700
GRANTOR: JOHUBOKE INC						
GRANTEE: CLEMONS JOHN W & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S8 W16 S17 FGR=[YR=1993] W8 S27 E21 N6
FOP=[YR=1993] E4 N3 W4 S3 $ N21 W13 $ E13 S18 E4 S9 E17 N23
W10 N8 E10 N21 $.

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	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
5	1242	WD DECK A	0	100	18	14	252.00	SF	10.00	10.00	100	1990	1990	3	20	504	
8	0820	WOOD WALK	0	100	3	10	30.00	SF	11.75	11.75	100	1990	1990	3	40	141	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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 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