



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 80										0900 01 1,408 131.7992 183.20 257,946 1986 1986 0 0 0 17.50 82.50										VALUATION BY STANDARD									
Exterior Wall 12 CEDAR 20										1 SNGL FAM 100% - 1993 Heated Area: 1118 HX Base Yr 1993										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1943FGR19262643BAS26263715FOP1544										BUILDING MARKET VALUE 212,805									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 1,440									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 205,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 419,245									
Interior Floo 08 SHT VINYL 20																				SOH/AGL Deduction 325,771									
Air Condition 03 CENTRAL 100										ASSESSED VALUE 93,474																			
Heating Type 04 AIR DUCTED 100										TOTAL EXEMPTION VALUE HX HB 51,411																			
Bedrooms 3 100										BASE TAXABLE VALUE 42,063																			
Bathrooms 1.5 100										TOTAL JUST VALUE 419,245																			
Frame 02 WOOD FRAME 100										NCON VALUE 0																			
Stories 1. 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 406,144																			
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 1,118 100 1993 1,118 168,975																													
FGR 494 55 1993 272 41,110																													
FOP 60 30 1993 18 2,721																													
TOTALS 1,672 1,408 212,805																													
EXTRA FEATURES										1730 PHEASANT LN, FERNANDINA BEACH																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
4 0940 SHEDS/PORT 0 100 10 12 120.00 SF 30.00 30.00 100 2011 2011 3 40 1,440										04/28/2026 MLU																			
LAND DESCRIPTION										TOTAL OB/XF 1,440																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR																													
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																			