LOT 40
IN OR 1884/1290
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0040-0000

BUILDING CHARACTERISTICS

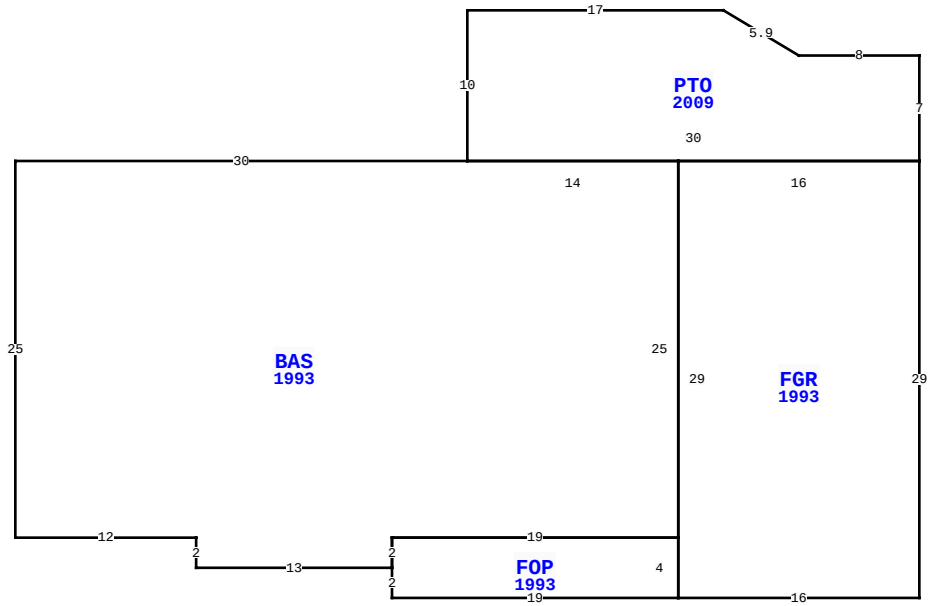
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,126	100	1993	1,126	175,051
FGR	464	55	1993	255	39,643
FOP	76	30	1993	23	3,576
PTO	269	5	2009	13	2,021
TOTALS	1,935			1,417	220,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,417	133.1148	185.03	262,188	1986	1990	0	0	0	15.98	84.02

1 SNGL FAM 0% - 0 Heated Area: 1126 HX Base Yr



1727 PHEASANT LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	220,290
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	426,010
SOH/AGL Deduction	93,811
ASSESSED VALUE	332,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,199
TOTAL JUST VALUE	426,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1290	9/30/2013	SW	Q	I	02	125,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TRAMONTANO NICHOLAS						
1861/0398	4/20/2013	WD	U	I	12	151,100
GRANTOR: SIEGEL ERIC MARK						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2009] W8 U3 L5 W17S10 BAS=[YR=1993] W30 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 FGR=[YR=1993] E16N29 W16S29$ N4 W19 S2 $ N2 E19 N25 W14$E30N7$.

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
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	0	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