PT OF W1/2 OF LOT 24
IN OR 989/172 2000 GENA DW
E O FRIEND SUB DB Z/165

COLUCCI ANTHONY J JR
P O BOX 17215
FERNANDINA BEACH, FL 32034

2026

00-00-30-034B-0024-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

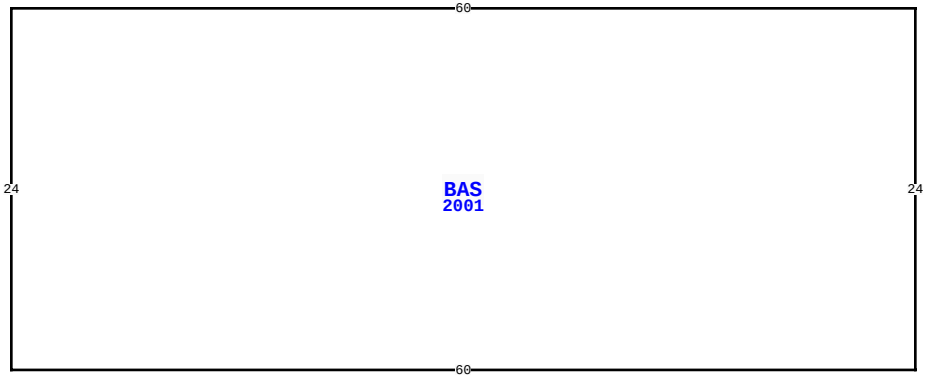
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2001	1,440	63,794
TOTALS	1,440			1,440	63,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	117.2000	105.48	151,891	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 0% - 0 Heated Area: 1440 HX Base Yr



2047 BRIDAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	63,794
TOTAL MARKET OB/XF VALUE	5,960
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	214,754
SOH/AGL Deduction	0
ASSESSED VALUE	214,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,754
TOTAL JUST VALUE	214,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU3132	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0989/0172	5/31/2001	WD	Q	I	01	100
GRANTOR: COLUCCI ROSANNA C						
GRANTEE: COLUCCI ANTHONY J J						
0403/0373	11/01/1983	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S24 E60 N24 $.

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
1	0940	SHEDS/PORT	0	0	8	18	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	2001	2001	3	20	384	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
4	1242	WD DECK A	0	0	16	10	160.00	SF	6.10	6.10	100	2012	2012	3	45	439	
5	0510	GARAGE WD-	0	0	19	19	361.00	SF	26.25	26.25	100	2002	2002	3	28	2,653	

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	0		OR	151.00	291.00	1.00	AC		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/09/2026 BY SYS