BLOCK G LOT 3
OAK GROVE UNIT 2 PB 2/60

NULL CHARLES/
P O BOX 1379
FERNANDINA BEACH, FL 32035-1379

**2026**

**00-00-30-042C-000G-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

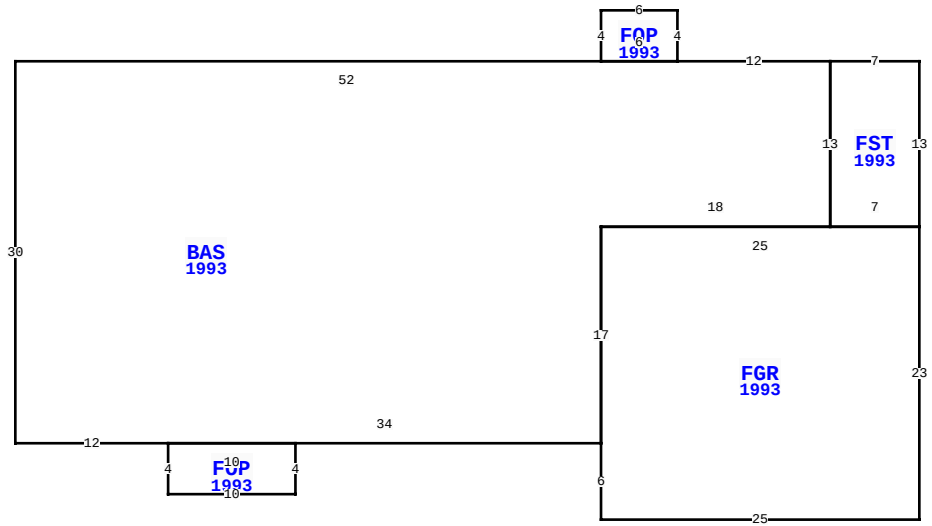
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2018.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,614 | 100 | 1993 | 1,614 | 149,981 |
| FGR | 575 | 55 | 1993 | 316 | 29,364 |
| FOP | 24 | 30 | 1993 | 7 | 650 |
| FOP | 40 | 30 | 1993 | 12 | 1,115 |
| FST | 91 | 55 | 1993 | 50 | 4,646 |
| TOTALS | 2,344 | | | 1,999 | 185,757 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,999 | 120.0000 | 126.00 | 251,874 | 1961 | 1990 | 0 | 0 | 0 | 26.25 | 73.75 |

1 SINGLE FAM 100% - 1990 Heated Area: 1614 HX Base Yr 1990




794 PELICAN LN, 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 | | 185,757 |
| TOTAL MARKET OB/XF VALUE | | 840 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 386,597 |
| SOH/AGL Deduction | | 278,905 |
| ASSESSED VALUE | | 107,692 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 51,281 |
| TOTAL JUST VALUE | | 386,597 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 310,911 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E941118 | CHNGE SRVC | 850 | 07/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 12/06/1989 | CN | Q | I | | 67,200 |
| GRANTOR: DUNCAN PATRICK L & ME | | | | | | |
| GRANTEE: NULL CHARLES | | | | | | |
| 0481/0083 | 2/01/1986 | WD | Q | I | | 64,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W7 BAS=[YR=1993] W12 FOP=[YR=1993] N4 W6 S4 E6$ W52 S30 E12 FOP=[YR=1993] S4 E10 N4 W10$ E34 FGR=[YR=1993] S6 E25 N23 W25 S17$ N17 E18 N13$ S13 E7 N13$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 14 | 140.00 | SF | 30.00 | 30.00 | 100 | 1961 | 1961 | 3 | 20 | 840 | |

## LAND DESCRIPTION

TOTAL OB/XF 840

| 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 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 200,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS