BLOCK 2 LOTS 11 12
SHEFFIELD SUB PB 2/43
ESMT IN OR 2728/1784

ROWLAND DUANE D & MARGARET A
4705 EXETER LANE
JACKSONVILLE, FL 32210

2026

00-00-30-0620-0002-0110

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	03	Quality Level 03

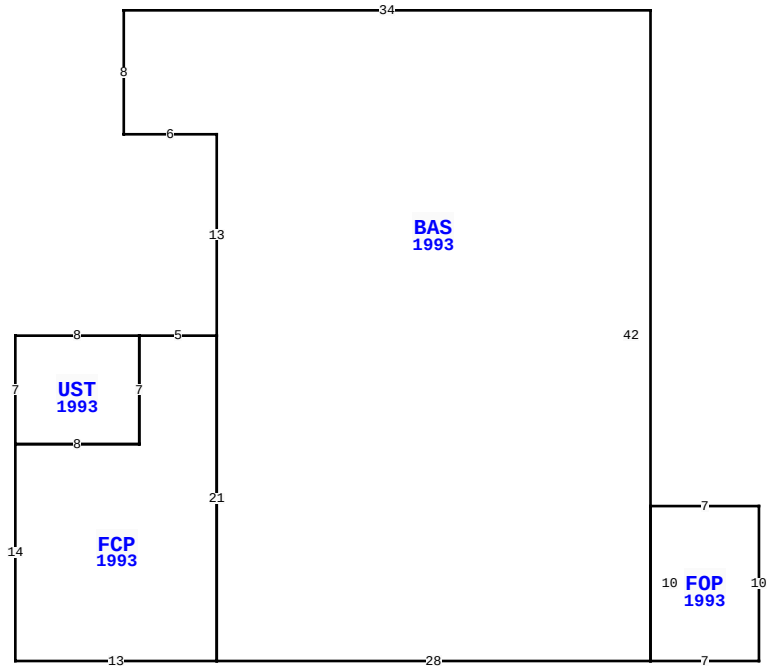
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	143,702
FCP	217	25	1993	54	6,340
FOP	70	30	1993	21	2,465
UST	56	45	1993	25	2,935
TOTALS	1,567			1,324	155,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,324	120.2240	126.24	167,142	1957	2010	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1224 HX Base Yr



745 OLD AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	155,442
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	350,842
SOH/AGL Deduction	39,615
ASSESSED VALUE	311,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,227
TOTAL JUST VALUE	350,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016595	REMODEL	60,000	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0632	10/30/2020	WD	Q	I	01	215,000

GRANTOR: NEW SHIRLEY A

GRANTEE: ROWLAND DUANE D & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S8 E6 S13 FCP=[YR=1993] W5 UST=[YR=1993] W8 S7 E8 N7$ S7 W8 S14 E13 N21$ S21 E28 FOP=[YR=1993] E7 N10 W7 S10$ N42$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1957	1957	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		RSF-	2100.00	105.00	100.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	195,000							

REVIEW DATE 08/09/2023 BY TW Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/09/2026 BY SYS