LOTS 20 & W1/2 OF 19
ST PATRICKS COVE PB 3/26

SCIALES SANDY & JAMES
664 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

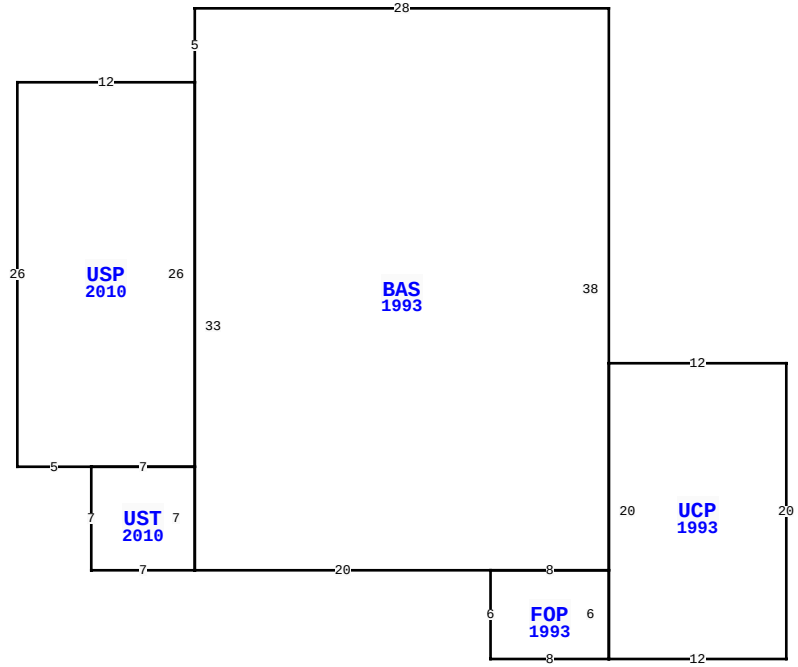
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	82,949
FOP	48	30	1993	14	1,092
UCP	240	20	1993	48	3,742
USP	312	30	2010	94	7,328
UST	49	45	2010	22	1,715
TOTALS	1,713			1,242	96,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,242	104.9400	110.19	136,856	1953	1970	0	0	0	29.25	70.75

1 SINGLE FAM 0% - 2025 Heated Area: 1064 HX Base Yr



615 ROWLAND 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	96,826
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	436,826
SOH/AGL Deduction	91,217
ASSESSED VALUE	345,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,609
TOTAL JUST VALUE	436,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1189	4/16/2024	WD	Q	I	01	325,000
GRANTOR: GILL CHRISTINE P						
GRANTEE: SCIALES SANDY & JAM						
0847/0210	9/01/1998	PR	Q	I		50,000
GRANTOR: GUINN BRENDA P/R FOR						
GRANTEE: GILL CHRISTINE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S5 USP=[YR=2010] W12 S26 E5 UST=[YR=2010] S7 E7 N7 W7$ E7 N26 $ S33 E20 FOP=[YR=1993] S6E8 UCP=[YR=1993] E12 N20 W12S20$ N6 W8$ E8 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2170.00	100.00	170.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	340,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/09/2026 BY SYS