LOT 5
CASHEN LOT 20 PB 3/38

PIERSANTI EDWARD B & JACQUELINE
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0700-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

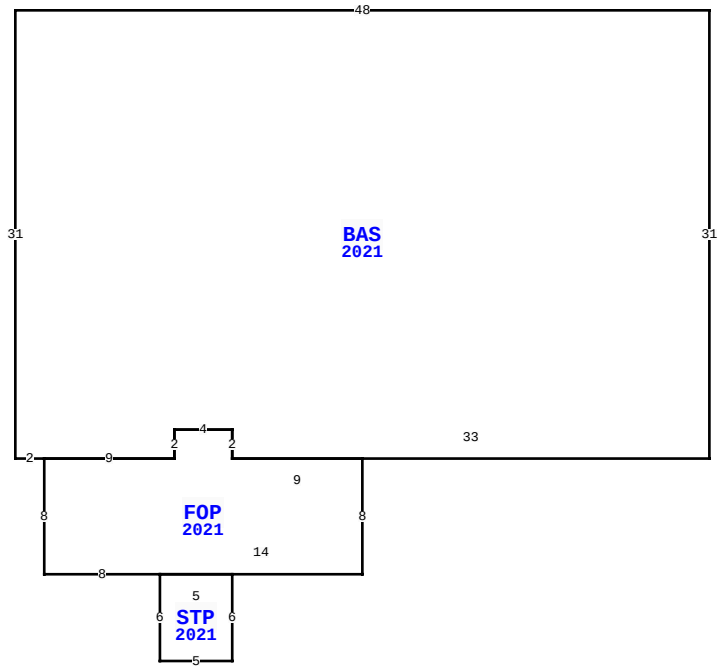
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,480	100	2021	1,480	154,542
FOP	184	30	2021	55	5,744
STP	30	10	2021	3	313
TOTALS	1,694			1,538	160,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,538	111.5880	106.01	163,043	2021	2021	0	0	0	1.50	98.50

2 SFR MODULR 100% - 2020 Heated Area: 1480 HX Base Yr 2020



624 ELIZABETH 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		160,597
TOTAL MARKET OB/XF VALUE		3,016
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		355,613
SOH/AGL Deduction		126,025
ASSESSED VALUE		229,588
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		173,177
TOTAL JUST VALUE		355,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240005313	ABOVE GROUND POOL	8,500	05/02/2024
20211360	CO ISSUED	0	04/01/2021
6981	CHNGE SRVC	0	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/982	6/27/2024	QC	U	I	11	100
GRANTOR: PIERSANTI EDWARD B						
GRANTEE: PIERSANTI EDWARD B						
1755/1470	9/13/2011	WD	U	I	12	70,300
GRANTOR: DICKEY ROGER W JR & C						
GRANTEE: PIERSANTI EDWARD B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S31 E2 FOP=[YR=2021] S8 E8 STP=[YR=2021] S6 E5 N6 W5$ E14 N8 W9 N2 W4 S2 W9$ E9N2 E4 S2 E33 N31$.

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	100	18	12	216.00	SF	30.00	30.00	100	1980	1980	3	20	1,296	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	2021	2021	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 3,016

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	0006	RSF-2	80.00	200.00	80.00	FF		1.00	1.00	1.20	2,000.00	2,400.00	192,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 07/09/2026 BY SYS