PT LOTS 45 & 46
SUSAN CASHEN GRANT SEC 30-3N-28E
IN OR 1399/263, OR 1702/1493 & O

LEE CHARLES ROBERT & DAWN G
2166 ROCK DOVE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0046-0040

BUILDING CHARACTERISTICS

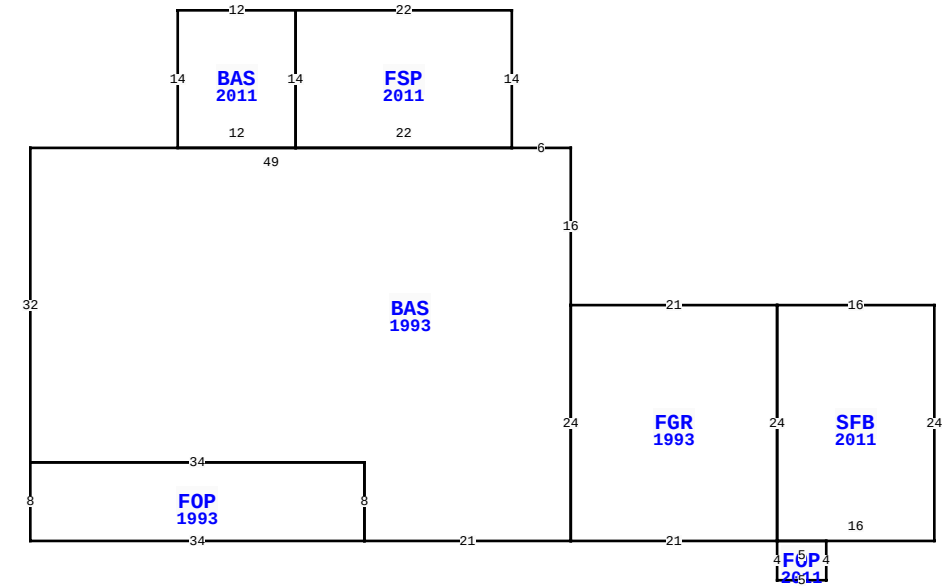
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1993	1,928	246,033
BAS	168	100	2011	168	21,439
FGR	504	55	1993	277	35,348
FOP	272	30	1993	82	10,464
FOP	20	30	2011	6	766
FSP	308	40	2011	123	15,696
SFB	384	80	2011	307	39,177
TOTALS	3,584			2,891	368,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,891	108.0060	150.13	434,026	1990	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 1991 Heated Area: 2403 HX Base Yr 1991



2166 ROCK DOVE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		368,922
TOTAL MARKET OB/XF VALUE		92,950
TOTAL LAND VALUE - MARKET		124,350
TOTAL MARKET VALUE		586,222
SOH/AGL Deduction		316,346
ASSESSED VALUE		269,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,465
TOTAL JUST VALUE		586,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001984	ENCLOSURE	9,800	03/04/2020
2000705	SWIM POOL	30,000	01/23/2020
M16297	H/AC	0	06/01/2011
B24171	ADDITION	59,298	12/01/2010
P14555	REMODEL	0	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/2	1/21/2025	QC	U	I	11	100
GRANTOR: WILLIS TODD S & CHARL						
GRANTEE: LEE CHARLES R & DAW						
1702/1493	9/28/2010	QC	Q	I	01	100
GRANTOR: CRUMMEY ALAN S						
GRANTEE: LEE CHARLES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W16 FGR=[YR=1993] W21 BAS=[YR=1993] N16 W6 FSP=[YR=2011] N14 W22 BAS=[YR=2011] W12 S14 E12 N14$ S14 E22$ W49 S32 FOP=[YR=1993] S8E34 N8 W34$ E34 S8 E21 N24$ S24 E21 N24$S24 FOP=[YR=2011] S4 E5 N4 W5$ E16 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
4	0910	SCRN RM L	0	100	34	28	952.00	SF	15.00	15.00	100	2020	2020	3	82	11,710	
6	0510	GARAGE WD-	0	100	50	24	1,200.00	SF	35.00	35.00	100	2016	2016		75	31,500	

LAND DESCRIPTION

TOTAL OB/XF 92,950

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000100	C	RES	100		RSF-2			0.47	AC		1.00	1.00	0.70	150,000.00	105,000.00	49,350							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.26 Total Land Value: 124,350 Market: 0 Agricultural: 0 Common: 124,350 PRINTED 07/09/2026 BY SYS