

LOT 23
IN OR 2166/1480
BEACH HAMMOCK PB 5/154

GOLACINSKI DANIELLE M
2779 RACHEAL AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1110-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1993	1,830	277,055
FGR	472	55	1993	260	39,363
FOP	58	30	1993	17	2,574
FOP	68	30	1993	20	3,028
FSP	345	40	2008	138	20,893
TOTALS	2,773			2,265	342,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,265	118.5800	164.83	373,340	1992	2008	0	0	8.15	91.85
1 SNGL FAM		100% - 2021		Heated Area: 1830				HX Base Yr 2021			
2779 RACHEAL AVE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				342,913	
TOTAL MARKET OB/XF VALUE				64,588	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				707,501	
SOH/AGL Deduction				224,318	
ASSESSED VALUE				483,183	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				431,772	
TOTAL JUST VALUE				707,501	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				570,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222075	ADDITION	0	03/16/2022
20200576	SWIM POOL	36,000	09/21/2020
20090253	REMODEL BATH - AT	5,000	02/25/2009
20051451	H/AC	3,000	03/23/2005
20051234	ELECTRIC REMODEL	1,000	02/14/2005
20051212	REMODEL PLUMBING	3,000	02/09/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2166/1480	12/21/2017	WD Q	I	02	
GRANTOR: GRAY HAROLD P JR & CA					
GRANTEE: GOLACINSKI DANIELLE					
1092/0852	11/05/2002	WD U	I	08	
GRANTOR: CENDANT MOBILITY GOVE					
GRANTEE: GRAY HAROLD P JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W11 FSP=[YR=2008] N15 W23 S15 E4 FOP=[YR=1993] S4 E16 R1 U1 N3 W17S E19S W2 S3 D1 L1 W16 N4 W21 S14 W3 S16 E3 S14 E13 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S7 E21 N20 W11 N6 W8 S4 W2 S15 \$ N8 W6 S3 W2 S3\$ N3 E2 N3 E6 N7 E2 N4 E8 S6 E11 N6 W2 N3 R2 U2 N3 U2 L2 N14\$.					

L N	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	1241	WD DECK G	0	100	5	60			300.00	UT	4.60				442	
4	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,740	
5	1242	WD DECK A	0	100	0	0			280.00	SF	10.00				2,408	
6	0860	POOL/SPA	0	100	0	0			1.00	UT	50,000.00				50,000	
7	0912	SCRN RM G	0	100	0	0			529.00	SF	21.00				9,998	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0003	R-1	100.00	85.00	1.00	LT		1.00	1.00	1.00	300,000.00