LOT 114
IN OR 2270/48
FOREST HILLS 2 PB 2/77

LO MONACO PAOLO
PO BOX 1126
FERNANDINA BEACH, FL 32035

2026

00-00-31-128B-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

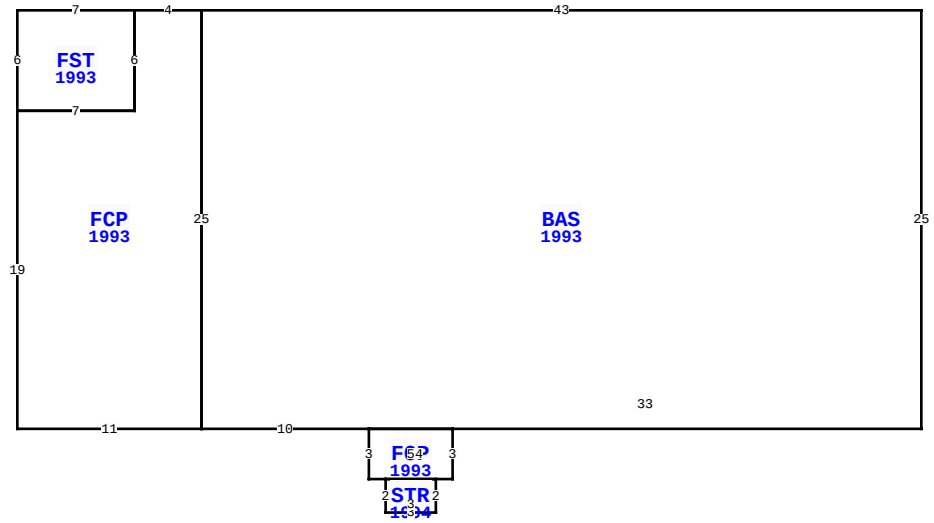
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100	1993	1,075	115,983
FCP	233	25	1993	58	6,258
FOP	15	30	1993	4	432
FST	42	55	1993	23	2,482
STR	6	10	1994	1	108
TOTALS	1,371			1,161	125,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	137.3760	144.24	167,463	1960	1990	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2020 Heated Area: 1075 HX Base Yr 2020



902 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,262
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		381,702
SOH/AGL Deduction		173,223
ASSESSED VALUE		208,479
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		152,068
TOTAL JUST VALUE		381,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132779	8X12SHED	0	12/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/0048	4/23/2019	WD	Q	I	02	249,900
GRANTOR: RASMUSSEN JORN E						
GRANTEE: MONACO PAOLO LO						
1886/0495	10/08/2013	WD	Q	I	02	122,000
GRANTOR: HENDRIX KIRBY TRUSTEE						
GRANTEE: RASMUSSEN JORN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FCP=[YR=1993] W4 FST=[YR=1993] W7 S6 E7N6$ S6 W7 S19 E11 N25 $ S25 E10 FOP=[YR=1993] S3 E1 STR=[YR=1994] S2E3N2W3$ E4N3W5$ E33 N25$.

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
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2013	2013	3	50	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	R-1	75.00	158.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS