W1/2 OF LOTS 264 & 265
IN OR 2811/485
GA FDNA BEACH 2 UNR

HAZOURI COURTNEY ELIZABETH & KENNETH PAUL
1514 LAKE DANIEL DR
ORLANDO, FL 32804

2026

00-00-31-134B-0264-0020

BUILDING CHARACTERISTICS

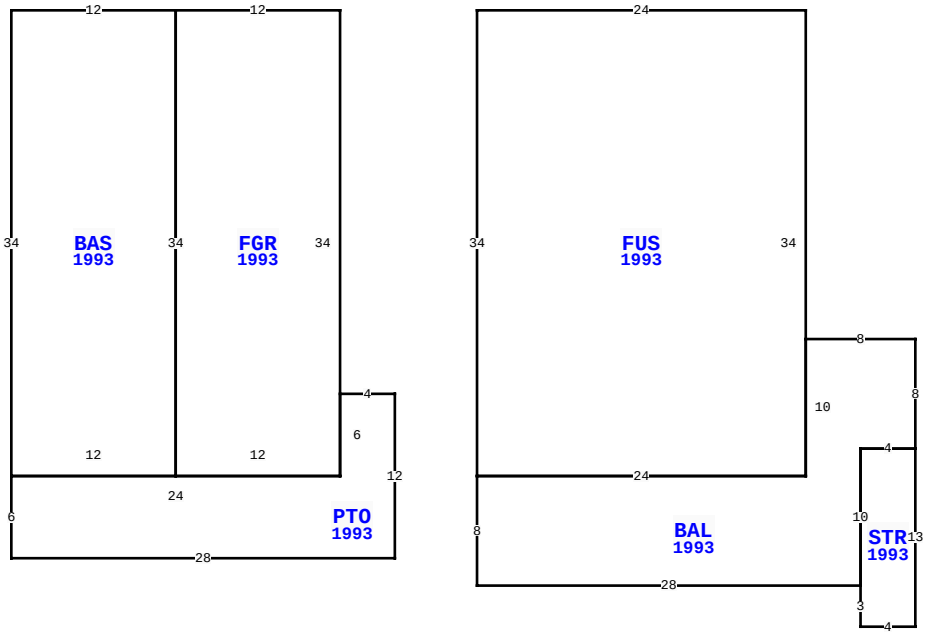
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	296	15	1993	44	8,270
BAS	408	100	1993	408	76,685
FGR	408	55	1993	224	42,102
FUS	816	100	1993	816	153,369
PTO	192	5	1993	10	1,880
STR	52	10	1993	5	940
TOTALS	2,172			1,507	283,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,507	129.0300	214.19	322,784	1974	2000	0	0	0	12.25	87.75

1 SFR CUST 0% - 2026 Heated Area: 1224 HX Base Yr



2902 W 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	283,243
TOTAL MARKET OB/XF VALUE	9,649
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	617,892
SOH/AGL Deduction	0
ASSESSED VALUE	617,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,892
TOTAL JUST VALUE	617,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140092	20X22CRT	0	01/14/2014
20131419	STRGBLD	4,500	06/20/2013
20130264	METAL ROOF	0	02/07/2013
20130127	200 AMP UG SFR	2,192,013	01/17/2013
20071101	OTHER	0	06/13/2007
20060648	REMODEL	0	03/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2811/485	8/20/2025	WD	Q	I	01	729,000
GRANTOR: MONK RYAN & MICHELLE						
GRANTEE: HAZOURI COURTNEY EL						
2575/1729	7/01/2022	WD	Q	I	01	567,000
GRANTOR: DANIEL RICK C & DIANE						
GRANTEE: MONK RYAN & MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W12 S34 PTO=[YR=1993] S6E28N12W4S6W24$ E12 N34$ S34E12 N34$ PTR=E10 FUS=[YR=1993] S34 BAL=[YR=1993] S8E28 STR=[YR=1993] S3E4N13W4S10$ N10E4N8 W8S10W24$ E24N34W24$ W10$.

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	1076	TRELLIS A	0	0	9	24	216.00	SF	3.75	3.75	100	1995	1995	3	85	689	
2	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2013	2013	3	64	8,960	

LAND DESCRIPTION

TOTAL OB/XF 9,649

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	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS