E100' OF W130' OF N105.5' OF
N211' OF OUT LOT 200
(S-3 & S-5) EX S-6 & S-7

KNIGHT PHILLIP & CHRISTIE
3400 PARK GROVE CT
LONGWOOD, FL 32779

2026

00-00-31-1600-0200-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

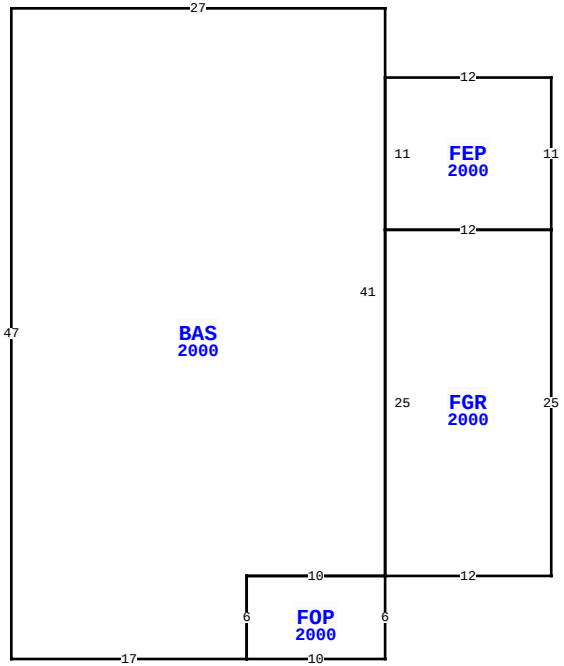
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	2000	1,209	139,016
FEP	132	80	2000	106	12,188
FGR	300	55	2000	165	18,973
FOP	60	30	2000	18	2,069
TOTALS	1,701			1,498	172,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,498	125.1540	131.41	196,852	2000	2000	0	0	0	12.50	87.50

2 TOWNHOUSE 0% - 2025 Heated Area: 1209 HX Base Yr



940 S 17TH ST A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,836
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	474,836
SOH/AGL Deduction	18,952
ASSESSED VALUE	455,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,884
TOTAL JUST VALUE	474,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991129	NEW CONSTR	157,412	08/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/1866	10/16/2024	SW	Q	I	05	1,750,000
GRANTOR: SHORELINE RENTAL INVE						
GRANTEE: KNIGHT PHILLIP & CH						
1837/0770	1/23/2013	WD	U	I	11	100
GRANTOR: LONG H VERNON & MARYL						
GRANTEE: SHORELINE RENTAL IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W27 S47 E17 FOP=[YR=2000] E10 N6
FGR=[YR=2000] E12 N25 FEP=[YR=2000] N11 W12 S11 E12 $ W12
S25 $ W10 S6 $ N6 E10 N41 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000310	C	TOWNHOUSE	0	0005	R-1	48.00	100.00	1.00	UT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000310	C	TOWNHOUSE	0	0005	R-1	48.00	100.00	1.00	UT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS

E100' OF W130' OF N105.5' OF
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FGR	300	55	2000	165	18,973
FOP	60	30	2000	18	2,069
PTO	60	5	2000	3	345
TOTALS	1,761			1,501	172,590

MARKET ADJUSTMENTS

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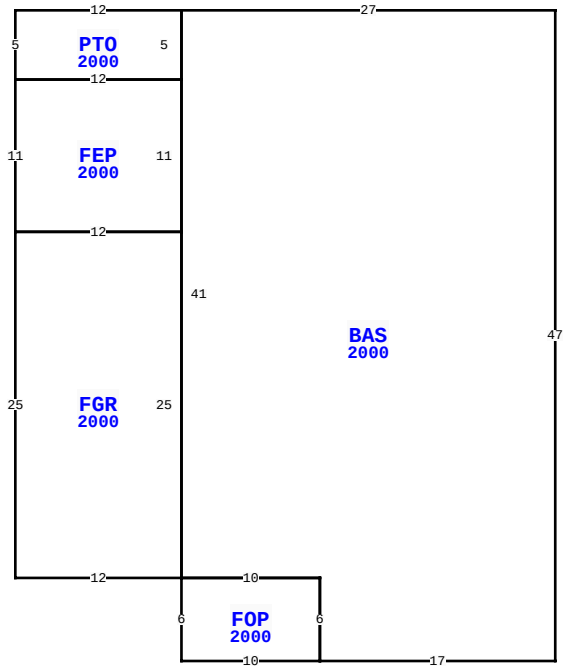

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BUILDING DIMENSIONS

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EXTRA FEATURES

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