LOT 13
IN OR 2234/1843
PHOENIX WALK PB 5/55

DYAL CAROLINE
1200 WEST AVE #405
MIAMI BEACH, FL 33139

2026

00-00-31-1635-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

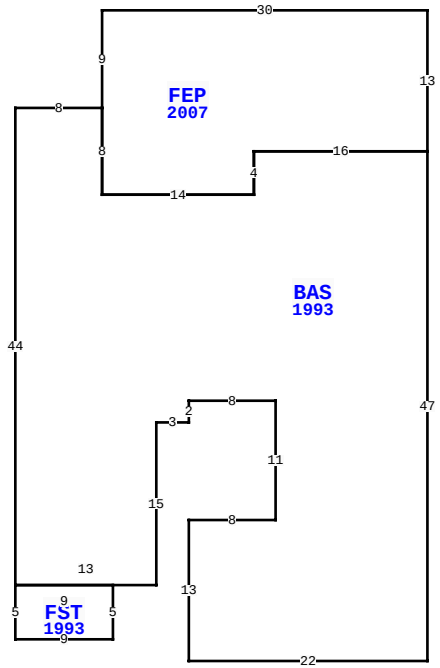
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1993	1,517	205,601
FEP	446	80	2007	357	48,384
FST	45	55	1993	25	3,388
TOTALS	2,008			1,899	257,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,899	162.3615	170.48	323,742	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 0% - 0 Heated Area: 1517 HX Base Yr



20 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,375
TOTAL MARKET OB/XF VALUE	438
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	557,813
SOH/AGL Deduction	24,347
ASSESSED VALUE	533,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	533,466
TOTAL JUST VALUE	557,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081798	OTHER	2,100	12/10/2008
20081794	REMODEL	35,000	12/09/2008
B983425	REPAIR/RRF	2,500	03/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/1843	11/02/2018	WD	Q	I	01	325,000
GRANTOR: DYAL LUCIUS M & KAY R						
GRANTEE: DYAL CAROLINE						
1587/1505	10/01/2008	WD	Q	I		225,000
GRANTOR: REGISTER JOHN A & DOR						
GRANTEE: DYAL LUCIUS M & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W30 S9 BAS=[YR=1993] W8 S44 FST=[YR=1993] S5 E9 N5 W9$ E13 N15 E3 N2 E8 S11 W8 S13 E22 N47 W16 S4 W14 N8$ S8 E14 N4 E16 N13$.

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	1126	CB/STC 8"	0	0	0	0	144.00	SF	8.00	8.00	100	1984	1984	3	38	438	

LAND DESCRIPTION

TOTAL OB/XF 438

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		R-1	39.00	109.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS