BLOCK 11 LOT 8
IN OR 1589/1490
AMERICAN BEACH SUB #2 PB 3/6

CHATMAN JACOB L & ETTY ANN
1136 LAFAYETTE STREET
WAYNE, PA 19087

2023

00-00-30-010B-0011-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

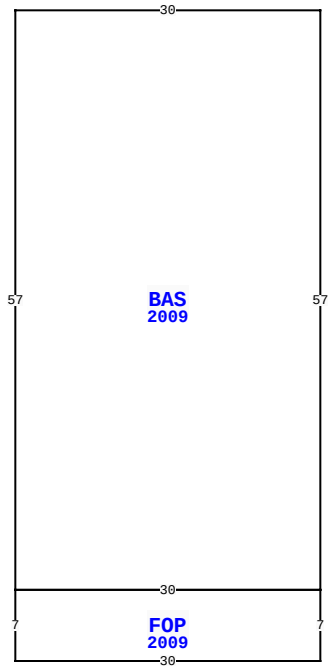
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	157,279
FOP	210	30	63	5,794
TOTALS	1,920		1,773	163,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	109.0000	98.37	174,410	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1710 HX Base Yr



5445 JAMES ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	163,073
TOTAL MARKET OB/XF VALUE	7,192
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	470,265
SOH/AGL Deduction	212,615
ASSESSED VALUE	257,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,650
TOTAL JUST VALUE	470,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21691	CO ISSUED	0	07/17/2009
M14684	MECH OTHER	0	07/01/2009
E21608	ELEC OTHER	0	02/01/2009
B22196	ADDITION	5,000	01/01/2009
P13646	OTHER	0	01/01/2009
B21691	NEW CONSTR	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1589/1490	10/20/2008	DG	U	V	01	100
GRANTOR: CHATMAN JACOB L REV						
GRANTEE: CHATMAN JACOB L & E						
0312/0257	3/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 S57 FOP=[YR=2009] S7 E30 N7 W30$ E30 N57$.

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	1242	WD DECK A	0	0	0	0	76.00	SF	10.00	10.00	100	2009	2009	3	45	342	
2	0810	CONCRETE A	0	0	0	0	365.00	SF	6.50	6.50	100	2009	2009	3	91	2,159	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
6	0855	CONC PAVER	0	0	22	4	88.00	SF	10.00	10.00	100	2009	2009	3	91	801	
7	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2010	2010	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 7,192

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	000000	C	VAC RES	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS