

LOT 28
IN OR 2466/590
AZALEA POINTE PB 6/164-165

BRANDT DOUGLAS & SUSAN P
812 WALNUT FOREST CT
CHESAPEAKE, VA 23322

2023

00-00-30-0131-0028-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1 5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 03		
NEIGHBORHOOD/LOC	3030.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	261,345
FGR	544	55	299	38,819
FOP	258	30	77	9,997
FOP	366	30	110	14,282
FUS	373	100	373	48,426
UOP	16	20	3	389
UOP	500	20	100	12,983
TOTALS	4,070		2,975	386,241

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,975	122.1530	145.06	431,554	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 0% - 0 Heated Area: 2386 HX Base Yr											
9517 SPRING BLOSSOM CT, FERNANDINA BEACH											
BLD DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8
VALUATION SUMMARY						
D		0				
VALUATION BY				STANDARD		
Tax Group: 8				Tax Dist:		
BUILDING MARKET VALUE				386,241		
TOTAL MARKET OB/XF VALUE				35,910		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				672,151		
SOH/AGL Deduction				10,270		
ASSESSED VALUE				661,881		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				661,881		
TOTAL JUST VALUE				672,151		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				601,710		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3
2	0858	SCULP CONC	0	0	0	0	1,482.00	SF	13.00	13.00	100	2001	2001	3
3	0861	POOL GUNIT	0	0	0	0	256.00	SF	85.00	85.00	100	2001	2001	3
4	0845	KOOL DECK	0	0	0	0	443.00	SF	7.25	7.25	100	2001	2001	3
5	0910	SCRN RM L	0	0	0	0	1,184.00	SF	15.00	15.00	100	2001	2001	3
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3
7	0835	QUARY TILE	0	0	7	4	28.00	SF	10.00	10.00	100	2001	2001	3
8	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2001	2001	3
9	0885	WATERSCAPE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2001	2001	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 35,910														
UNIT PRICE														
ADJ UNIT PRICE														
LAND VALUE														
OTHER ADJUSTMENTS AND NOTES														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														