LOT 4
IN OR 1057/1454
THE COLONY PB 4/56

LAYLAND KIMM I
214 LAUREL DRIVE
SEDRI WEELYBEACH, WA 98284

2023

00-00-30-0190-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

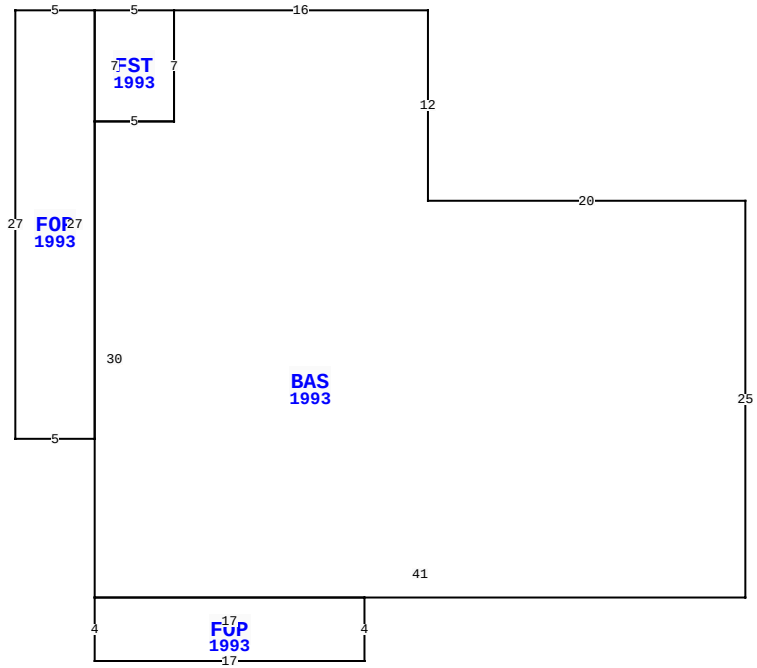
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	111,968
FOP	68	30	20	1,803
FOP	135	30	40	3,606
FST	35	55	19	1,713
TOTALS	1,480		1,321	119,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	117.5200	106.06	140,105	1972	1990	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 1242 HX Base Yr



4630 WHIMBREL LN, 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	119,089
TOTAL MARKET OB/XF VALUE	3,555
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	297,644
SOH/AGL Deduction	91,435
ASSESSED VALUE	206,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,209
TOTAL JUST VALUE	297,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23685	REPAIR/RRF	25,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/1454	5/24/2002	WD	U	I	01	100
GRANTOR: LAYLAND ROBERT C						
GRANTEE: LAYLAND KIMM I						
0710/0019	7/27/1994	WD	Q	I		62,400
GRANTOR: BONVOULOIR JEAN LOUIS						
GRANTEE: LAYLAND ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W16 FST=[YR=1993] W5 FOP=[YR=1993] W5 S27 E5 N27 $ S7 E5 N7$S7W5 S30 FOP=[YR=1993] S4 E17 N4 W17 $ E41 N25 $.

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	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
2	0811	CONCRETE B	0	0	0	0	677.00	SF	5.20	5.20	100	2004	2004	3	86	3,028	
3	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2011	2011	3	83	199	

LAND DESCRIPTION

TOTAL OB/XF 3,555

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	SFR	0	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	175,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS