LOT 49 & FRACT OF LOT 43
IN OR 869/78
EGANS LANDING PB 5/387-387B

KENT ROBERT JR & SHEILA A
2514 LOCKLEIGH ROAD
JAMISON, PA 18929

2023

00-00-30-021L-0049-0000

BUILDING CHARACTERISTICS

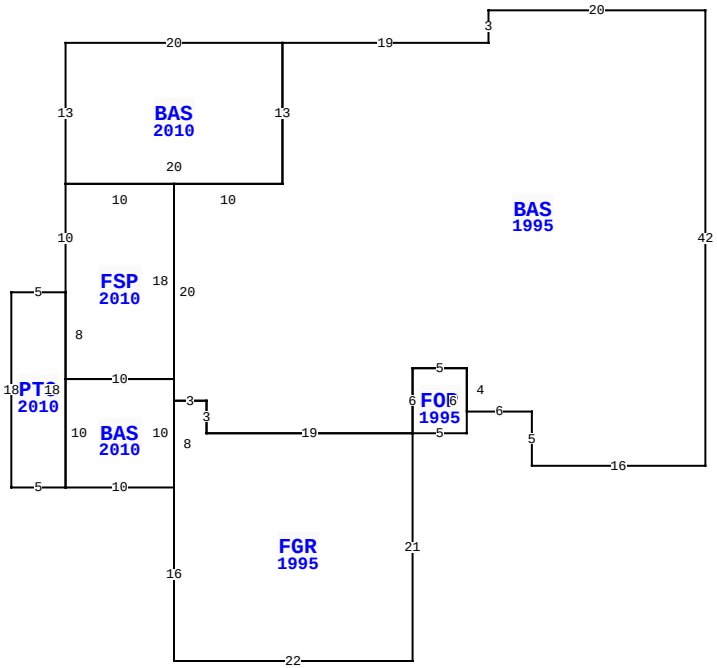
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1076.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100	1,691	223,808
BAS	100	100	100	13,235
BAS	260	100	260	34,412
FGR	471	55	259	34,279
FOP	30	30	9	1,191
FSP	180	40	72	9,529
PTO	90	5	4	530
TOTALS	2,822		2,395	316,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	124.5335	147.88	354,173	1995	2000	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 2051 HX Base Yr



2636 ROBERT OLIVER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	316,985
TOTAL MARKET OB/XF VALUE	6,136
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	503,121
SOH/AGL Deduction	84,600
ASSESSED VALUE	418,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,521
TOTAL JUST VALUE	503,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100200	ELEC OTHER	4,000	02/01/2010
20100023	OTHER	2,600	01/07/2010
20091741	H/AC	6,300	12/22/2009
20091753	ADDITION	111,000	12/22/2009
20091754	REPAIR/RRF	2,350	12/22/2009
B959186	NEW CONSTR	72,970	07/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0901/0849	9/30/1999	QC	U	V	06	100
GRANTOR: GOBLE JACK L & PATRIC						
GRANTEE: KENT ROBERT JR & SH						
0869/0078	2/23/1999	WD	U	I	07	100
GRANTOR: MONTGOMERY WILLIAM S						
GRANTEE: KENT ROBERT JR & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 S3 W19 BAS=[YR=2010] W20 S13 FSP=[YR=2010] S10 PTO=[YR=2010] W5 S18 E5 BAS=[YR=2010] E10 FGR=[YR=1995] S16 E22 N21 W19 N3 W3 S8$ N10 W10 S10$ N18$ S8 E10 N18 W10$ E20 N13$ S13 W10 S20 E3 S3 E19 FOP=[YR=1995] E5 N6 W5 S6 $ N6 E5 S4 E6 S5 E16 N42 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	1,154.00	SF	4.00	4.00	100	1995	1995	3	72	3,324	
3	0810	CONCRETE A	0	0	5	2	10.00	SF	6.50	6.50	100	1995	1995	3	72	47	

LAND DESCRIPTION

TOTAL OB/XF 6,136

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS