LOT 55
IN OR 1972/626
EGANS BLUFF NORTH PB 5/272

KELLY SEAN
1811 LASER CT
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021N-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| 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 |

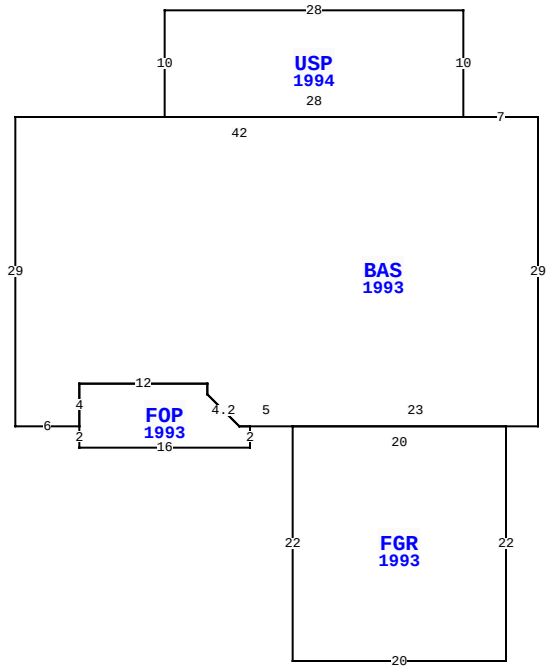
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,369 | 100 | 1,369 | 163,679 |
| FGR | 440 | 55 | 242 | 28,934 |
| FOP | 85 | 30 | 26 | 3,108 |
| USP | 280 | 30 | 84 | 10,043 |
| TOTALS | 2,174 | | 1,721 | 205,765 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,721 | 118.4500 | 140.66 | 242,076 | 1991 | 1991 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 2016 Heated Area: 1369 HX Base Yr 2016




1811 LASER CT, 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 | | 205,765 |
| TOTAL MARKET OB/XF VALUE | | 6,269 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 392,034 |
| SOH/AGL Deduction | | 194,411 |
| ASSESSED VALUE | | 197,623 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 147,623 |
| TOTAL JUST VALUE | | 392,034 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 317,411 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V0000109 | REPAIR/RRF | 7,603 | 11/01/2000 |
| 7141 | NEW CONSTR | 3,500 | 01/04/1991 |
| 4148 | NEW CONSTR | 1,500 | 12/13/1990 |
| 6888 | NEW CONSTR | 49,521 | 12/10/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1972/0626 | 3/31/2015 | WD | U | I | 38 | 178,500 |
| GRANTOR: MCCONAUGHEY HAROLD E | | | | | | |
| GRANTEE: KELLY SEAN | | | | | | |
| 1956/1543 | 12/29/2014 | QC | U | I | 11 | 100 |
| GRANTOR: MCCONAUGHEY DIANA | | | | | | |
| GRANTEE: MCCONAUGHEY HAROLD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 USP=[YR=1994] N10 W28 S10 E28$ W42 S29 E6 FOP=[YR=1993] S2E16 N2 W1 U3 L3 N1 W12 S4$ N4 E12 S1 R3 D3 E5 FGR=[YR=1993] S22 E20 N22 W20$ E23 N29$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1991 | 1991 | 3 | 72 | 2,520 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 787.00 | SF | 5.20 | 5.20 | 100 | 1991 | 1991 | 3 | 64 | 2,619 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 8 | 8 | 64.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 358 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 24 | 463 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 24 | 309 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,269

| 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 | 100 | 0003 | RS-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 01/25/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS