LOT 61
IN OR 688 PG 197
EGANS BLUFF NORTH PB 5/272

CHAPMAN GEORGE F JR & DONNA M
1819 STERLING LANE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021N-0061-0000**

## BUILDING CHARACTERISTICS

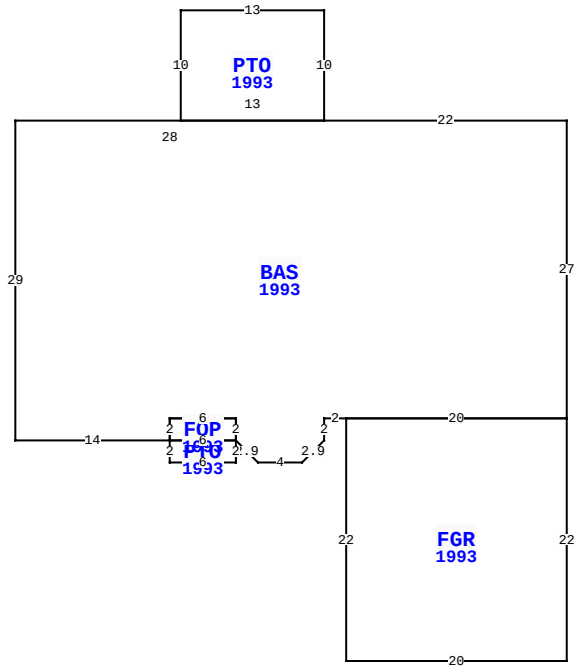
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 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 | 1,406 | 100 | 1,406 | 175,653 |
| FGR | 440 | 55 | 242 | 30,234 |
| FOP | 12 | 30 | 4 | 500 |
| PTO | 12 | 5 | 1 | 125 |
| PTO | 130 | 5 | 6 | 749 |
| TOTALS | 2,000 | | 1,659 | 207,261 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,659 | 124.5450 | 147.90 | 245,366 | 1992 | 1992 | 0 | 0 | 0 | 15.53 | 84.47 |

1 SNGL FAM – 100% - 1994 Heated Area: 1406 HX Base Yr 1994




1819 STERLING LN, 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: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,261 |
| TOTAL MARKET OB/XF VALUE | | 14,751 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 402,012 |
| SOH/AGL Deduction | | 265,048 |
| ASSESSED VALUE | | 136,964 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 86,964 |
| TOTAL JUST VALUE | | 402,012 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 325,977 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9401546 | SWIM POOL | 9,200 | 12/01/1994 |
| 8331 | NEW CONSTR | 55,408 | 08/24/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0688/0197 | 9/09/1993 | WD | Q | I | | 84,900 |
| GRANTOR: SEAWARD HOMES INC | | | | | | |
| GRANTEE: CHAPMAN GEORGE JR | | | | | | |
| 0688/0196 | 9/09/1993 | WD | Q | V | | 19,000 |
| GRANTOR: MIDLAND GROUP | | | | | | |
| GRANTEE: SEAWARD HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N10 W13 S10 E13 $ W28 S29 E14 PTO=[YR=1993] S2 E6 N2 FOP=[YR=1993] N2 W6 S2 E6 $ W6 $ N2 E6 S2 R2 D2 E4 R2 U2 N2 E2 FGR=[YR=1993] S22 E20 N22 W20 $ E20 N27 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 66 | 2,910 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 12 | 26 | 312.00 | SF | 85.00 | 85.00 | 100 | 1995 | 1995 | 3 | 20 | 5,304 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 527.00 | SF | 7.25 | 7.25 | 100 | 1995 | 1995 | 3 | 72 | 2,751 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 545.00 | SF | 5.20 | 5.20 | 100 | 1995 | 1995 | 3 | 72 | 2,040 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 373.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 1,746 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,751

| 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