

SPIRES JULIE K
1448 IAN DR
FERNANDINA BEACH, FL 32034

00-00-30-0220-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03

GABLE/HIP 100

Roof Structur

03

WD FR STUC 100

Roof Cover

04

COMP SHNGL 100

Interior Wall

14

PLYWOOD 100

Interior Floo

03

CARPET 100

Air Condition

04

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

1.5

100

Frame Stories

02

WOOD FRAME 100

Units

1.

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

3026.00

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,320

100

1,320

61,757

BAS

333

100

333

15,580

PTO

93

5

5

234

TOTALS

1,746

1,658

77,571

EXTRA FEATURES

1448 IAN DR, FERNANDINA BEACH

L N

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

4

0510

GARAGE WD-

0100

21 21

441.00

SF

35.00

35.00

100

1988

1988

3 20

3,087

5

0801

ASPHALT A

0100

0 0

212.00

SF

3.00

3.00

100

1995

1995

3 50

318

6

0810

CONCRETE A

0100

0 0

411.00

SF

6.50

6.50

100

1984

1984

3 47

1,256

LAND DESCRIPTION

TOTAL OB/XF

4,661

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000102

C

SFR/MH

100

RS-2

100.00 52.00

1.00

LT

1.00

1.00

1.00

100,000.00

100,000.00

100,000

REVIEW DATE

12/16/2019

BY

DJNW

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0110 01 1,658 107.0000 58.85 97,573 1974 1981 0 0 20.50 79.50

1 MH/SFR - 100% - 2022 Heated Area: 1653 HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 77,571

TOTAL MARKET OB/XF VALUE 4,661

TOTAL LAND VALUE - MARKET 100,000

TOTAL MARKET VALUE 182,232

SOH/AGL Deduction 22,819

ASSESSED VALUE 159,413

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 109,413

TOTAL JUST VALUE 182,232

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 154,770

SALES DATA

OFF RECORD Number DATE TYPE INST Q / V I RSN CD SALE PRICE

2344/0109 3/02/2020 WD Q I 01 150,000

GRANTOR: FRITTS JENNIFER & MIC

GRANTEE:SPIRES JULIE K

2116/1165 4/27/2017 WD Q I 01 30,000

GRANTOR:MORGAN LETICIA & CHRI

GRANTEE:FRITTS JENNIFER & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 S12 W4 S12 E13 BAS=[YR=2019] E37 PTO=[YR=2004] E3 N31 W3 S31\$ N9 W37 S9\$ E44 N24\$.

PERMIT NUM

DESCRIPTION

AMT

ISSUED