LOT 2
CASTRO COURT PBK 6/285

CORBETT STEPHANIE & SEAN TRUST/CORBETT STEPHANIE M
4931 CASTRO CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0225-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

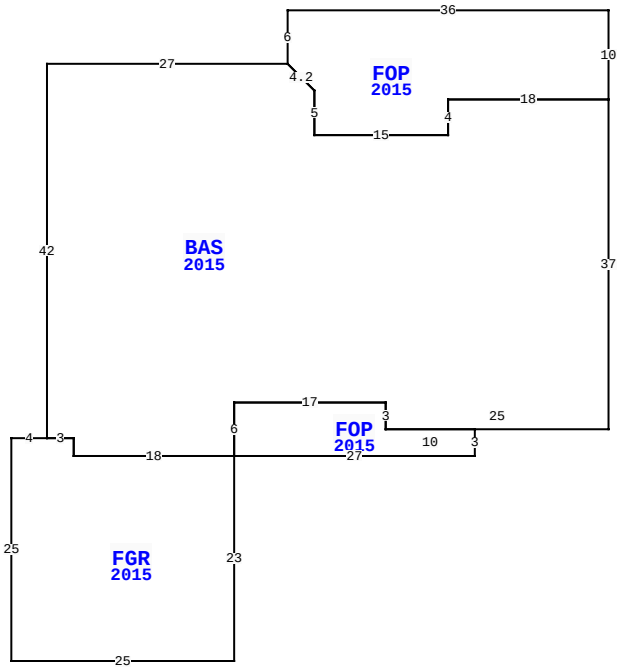
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2,393	329,194
FGR	589	55	324	44,572
FOP	132	30	40	5,503
FOP	413	30	124	17,058
TOTALS	3,527		2,881	396,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	119.4270	141.82	408,583	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 2393 HX Base Yr



4931 CASTRO 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	396,326
TOTAL MARKET OB/XF VALUE	4,574
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	650,900
SOH/AGL Deduction	48,675
ASSESSED VALUE	602,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,225
TOTAL JUST VALUE	650,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529931	CO ISSUED	0	07/10/2015
B1529931	NEW CONSTR	303,995	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/0184	2/01/2019	WD	Q	I	02	555,000
GRANTOR: COLEBOURNE SCOTT						
GRANTEE: CORBETT STEPHANIE &						
1942/1912	10/20/2014	WD	Q	V	01	100,000
GRANTOR: GIBBS STEPHEN W ET AL						
GRANTEE: COLEBOURNE SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W36 S6 BAS=[YR=2015] W27 S42 FGR=[YR=2015] W4 S25 E25 N23 W18 N2 W3$ E3 S2 E18 FOP=[YR=2015] E27 N3 W10 N3 W17 S6$ N6 E17 S3 E25 N37 W18 S4 W15 N5 U3 L3 $ D3 R3 S5 E15 N4 E18 N10$.

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	450.00	SF	6.50	6.50	100	2015	2015	3	96	2,808	
2	0855	CONC PAVER	0	0	0	0	184.00	SF	10.00	10.00	100	2015	2015	3	96	1,766	

LAND DESCRIPTION

TOTAL OB/XF 4,574

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS