

LOT 11
 PDSTRIAN ESMT PT OR 1179/1730
 IN OR 1275/215

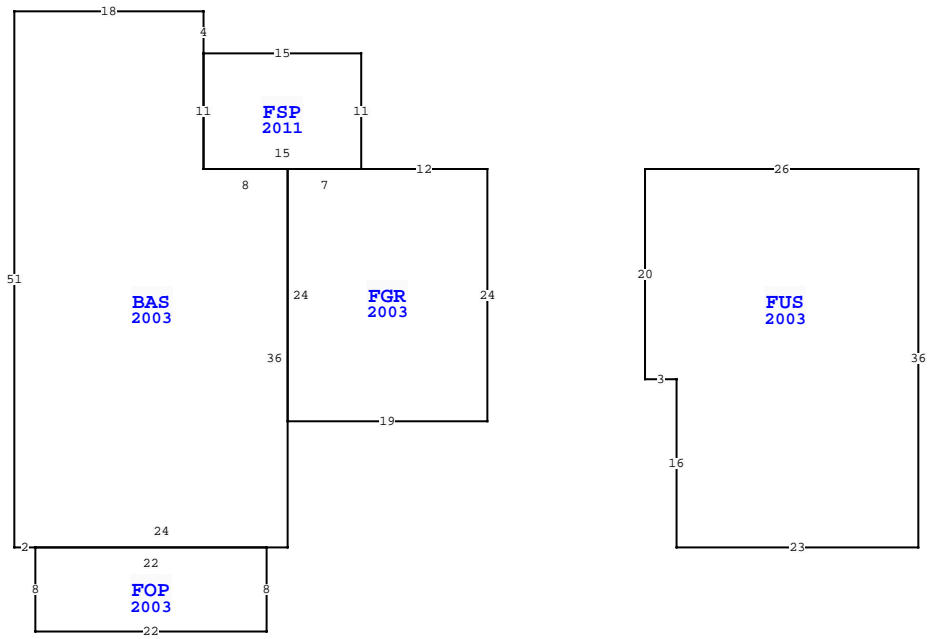
SENG LINDA V
 2820 MANTANZAS AVE
 FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0011-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2027.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,206	100	1,206
FGR	456	55	251
FOP	176	30	53
FSP	165	40	66
FUS	888	100	888
TOTALS	2,891		2,464
			287,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,464	108.3840	128.71	317,141	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 2094 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				287,013
TOTAL MARKET OB/XF VALUE				7,042
TOTAL LAND VALUE - MARKET				145,000
TOTAL MARKET VALUE				439,055
SOH/AGL Deduction				40,119
ASSESSED VALUE				398,936
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				398,936
TOTAL JUST VALUE				439,055
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				423,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034895	REPAIR/RRF	1,500	03/01/2003
B0310914	NEW CONSTR	154,568	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0215	11/18/2004	WD	U	I	01	49,000
GRANTOR: BRIGGS PETER B & LIND						
GRANTEE: SENG LINDA V						
1235/0214	6/02/2004	WD	Q	I		241,200
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: BRIGGS PETER B & LI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0812	CONCRETE C	0	0	0	1,010.00	SF	4.00	4.00	100	2003
3	0810	CONCRETE A	0	0	0	104.00	SF	6.50	6.50	100	2003

TOTAL OB/XF												7,042			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2003] W12 FSP=[YR=2011] N11 W15 BAS=[YR=2003] N4 W18 S51 E2 FOP=[YR=2003] S8 E22 N8 W22 \$ E24 N36 W8 N11 \$ S11 E15 \$ W7 S24 E19 N24 \$ PTR= E15 FUS=[YR=2003] E26 S36 W23 N16 W3 N20 \$ W15 \$.											

LAND DESCRIPTION												TOTAL OB/XF												7,042				
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	000100	C	SFR	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000											