

LOT 2
IN OR 2203/1350
OAK CREST #2 PB 5/204

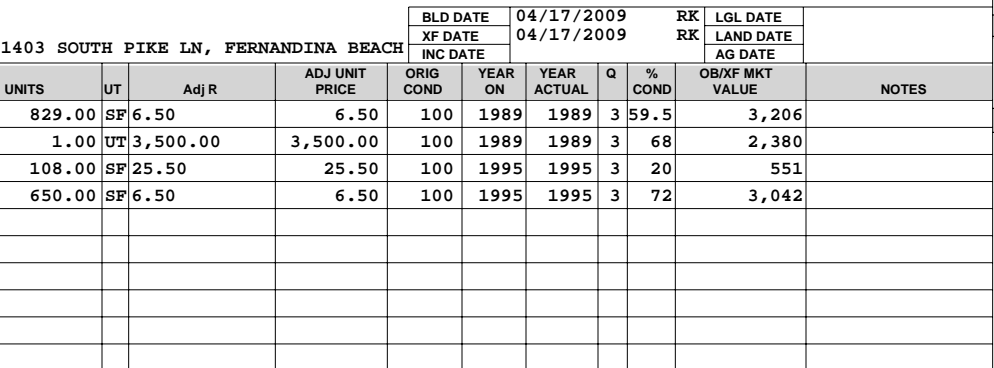
HART GLORIA M
1403 SOUTH PIKE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0002-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 90 |
| Exterior Wall | 20 | FACE BRICK | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 1,673 | 125.6950 | 149.26 | 249,712 | 1989 | 2000 | | 0 | 0 | 11.33 | 88.67 |
| 1 SNGL FAM - 100% - 2019 Heated Area: 1332 HX Base Yr 2019 | | | | | | | | | | | | |



| | | | | |
|------------------|------------------|------------------|--------------|----------------------|
| Quality | 06 | Quality Level 06 | | |
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 02 | | |
| NEIGHBORHOOD/LOC | 2008.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,332 | 100 | 1,332 | 176,288 |
| FEP | 104 | 80 | 83 | 10,985 |
| FGR | 440 | 55 | 242 | 32,028 |
| FOP | 32 | 30 | 10 | 1,324 |
| PTO | 130 | 5 | 6 | 794 |
| TOTALS | 2,038 | | 1,673 | 221,420 |

| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 8 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 8 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 221,420 |
| TOTAL MARKET OB/XF VALUE | | | 9,179 |
| TOTAL LAND VALUE - MARKET | | | 115,000 |
| TOTAL MARKET VALUE | | | 345,599 |
| SOH/AGL Deduction | | | 131,709 |
| ASSESSED VALUE | | | 213,890 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 163,890 |
| TOTAL JUST VALUE | | | 345,599 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 347,593 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 22015350 | REMODEL | 32,000 | 10/13/2022 |
| 3017 | H/AC | 1,900 | 05/18/1989 |
| 3479 | NEW CONSTR | 1,500 | 04/24/1989 |
| 5864 | NEW CONSTR | 1,600 | 04/21/1989 |
| 5633 | NEW CONSTR | 78,685 | 04/11/1989 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2203/1350 | 6/14/2018 | WD | Q | I | 01 | 266,000 |
| GRANTOR: MACDONALD JANE MILLER | | | | | | |
| GRANTEE: HART GLORIA M | | | | | | |
| 2189/1179 | 4/10/2018 | WD | Q | I | 01 | 266,000 |
| GRANTOR: MILLER MICHAEL | | | | | | |
| GRANTEE: MACDONALD JANE MILL | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 |
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 829.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 3,206 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 9 | SF | 25.50 | 25.50 | 100 | 1995 | 1995 | 3 | 20 | 551 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 650.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 3,042 | |

| BLD DATE | | 04/17/2009 | RK | LGL DATE |
|----------|--|------------|----|-----------|
| XF DATE | | 04/17/2009 | RK | LAND DATE |
| INC DATE | | | | AG DATE |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| PTO=[YR=1993] W10 FEP=[YR=2008] W8 BAS=[YR=1993] W30 S29 FGR=[YR=1993] S22 E20 N5 FOP=[YR=1993] E8 N4 W8 S4 \$ N17 W20 \$ E20 S13 E8 S10 E10 N39 W8 N13 \$ S13 E8 N13 \$ S13 E10 N13 \$ | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | | |