BLOCK F LOT 3
OAK GROVE SUB 2 PB 2/60

BILLINGS BRAD A & KAREN C
1943 PALM DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-042C-000F-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 70 |
| Interior Wall | 05 | DRYWALL 30 |
| 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 | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

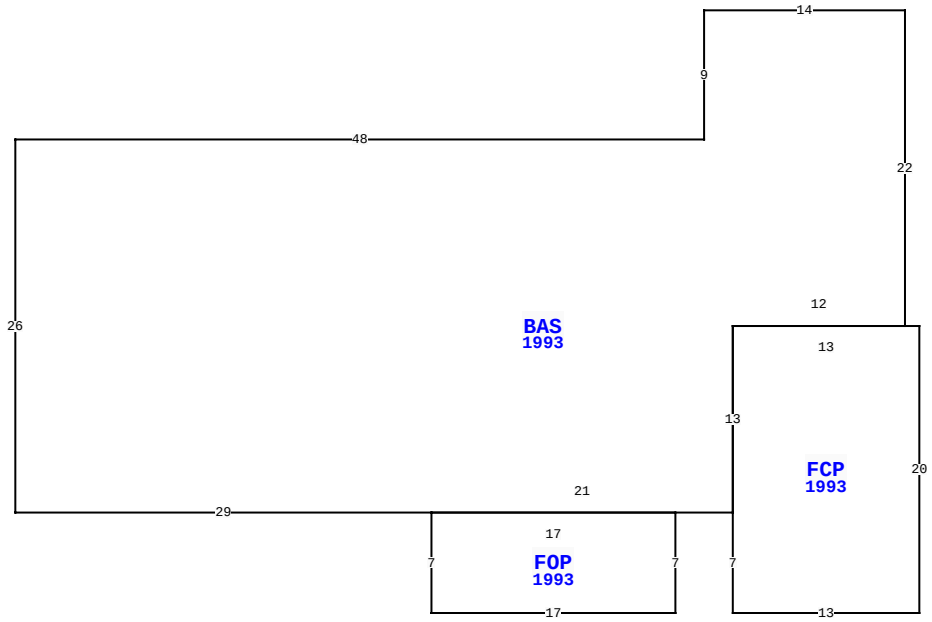
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2018.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,582 | 100 | 1,582 | 182,677 |
| FCP | 260 | 25 | 65 | 7,506 |
| FOP | 119 | 30 | 36 | 4,157 |
| TOTALS | 1,961 | | 1,683 | 194,340 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,683 | 104.0000 | 123.50 | 207,850 | 1976 | 2008 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SNGL FAM – 0% - 2023 Heated Area: 1582 HX Base Yr




1943 PALM DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 194,340 |
| TOTAL MARKET OB/XF VALUE | 4,408 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 318,748 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 318,748 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 318,748 |
| TOTAL JUST VALUE | 318,748 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,342 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13-18083 | H/AC | 49 | 04/01/2013 |
| 6330 | ADDITION | 5,825 | 03/05/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2638/1408 | 5/10/2023 | WD | Q | I | 01 | 402,500 |
| GRANTOR: OPENDOOR PROPERTY TRU | | | | | | |
| GRANTEE: BILLINGS BRAD A & K | | | | | | |
| 2571/0584 | 6/08/2022 | WD | U | I | 37 | 350,700 |
| GRANTOR: RICHERT ERIC W | | | | | | |
| GRANTEE: OPENDOOR PROPERTY T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W14 S9 W48 S26 E29 FOP=[YR=1993] S7E17 N7 W17$ E21 FCP=[YR=1993] S7 E13 N20W13 S13$ N13 E12 N22$.

### 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 | 600.00 | SF | 6.50 | 6.50 | 100 | 1976 | 1976 | 3 | 28 | 1,092 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 10 | 100.00 | SF | 30.00 | 30.00 | 100 | 1976 | 1976 | 3 | 20 | 600 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 14 | 11 | 154.00 | SF | 10.00 | 10.00 | 100 | 1976 | 1976 | 3 | 20 | 308 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 480 | |
| 5 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 70 | 1,400 | |
| 6 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 2003 | 2003 | 3 | 22 | 528 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,408

| 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-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,200.00 | 1,200.00 | 120,000 | | | | | | | |

REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS