BLOCK G LOT 7
OAK GROVE UNIT 2 PB 2/60

POIRIER MELISSA J &/HARPER LAURA G ET AL
PO BOX 1097
HILL CITY, SD 57745

2023

00-00-30-042C-000G-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

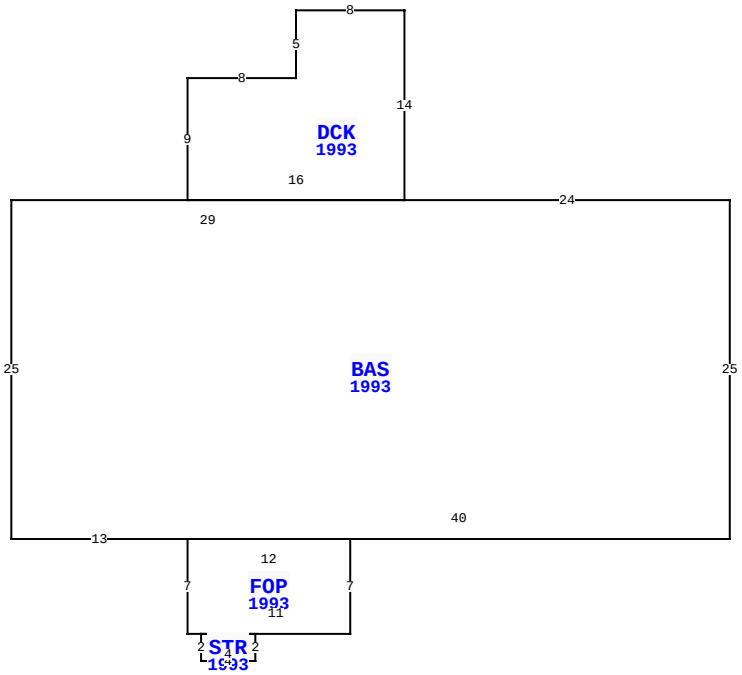
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	103,691
DCK	184	10	18	1,409
FOP	84	30	25	1,957
STR	8	10	1	78
TOTALS	1,601		1,369	107,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	109.7668	99.06	135,613	1956	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1325 HX Base Yr



781 MOURNING DOVE LN, 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	107,134
TOTAL MARKET OB/XF VALUE	572
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	227,706
SOH/AGL Deduction	53,615
ASSESSED VALUE	174,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,091
TOTAL JUST VALUE	227,706
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217495	H/AC	0	08/01/2012
7278	REPAIR/RRF	2,000	06/03/1991
2724	N/A	6,144	04/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/1731	10/18/2019	WD	U	I	11	100
GRANTOR: POIRIER MELISSA J & H						
GRANTEE: POIRIER MELISSA J &						
1811/0074	6/12/2012	WD	U	I	11	100
GRANTOR: CBC NATIONAL BANK INC						
GRANTEE: POIRIER MELISSA J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24DCK=[YR=1993] N14W8S5W8S9 E16$ W29 S25E13
FOP=[YR=1993] S7E1 STR=[YR=1993] S2E4N2W4$ E11N7W12$ E40N25$.

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
2	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	1956	1956	3	20	572	

LAND DESCRIPTION

TOTAL OB/XF 572

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	0006	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 06/29/2017 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS