

BLOCK N LOT 1
OAK GROVE SUB # 3 PB 3/51

YORK BRITTAIN C &/DAVIS NICOLE L
768 WAX WING LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000N-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

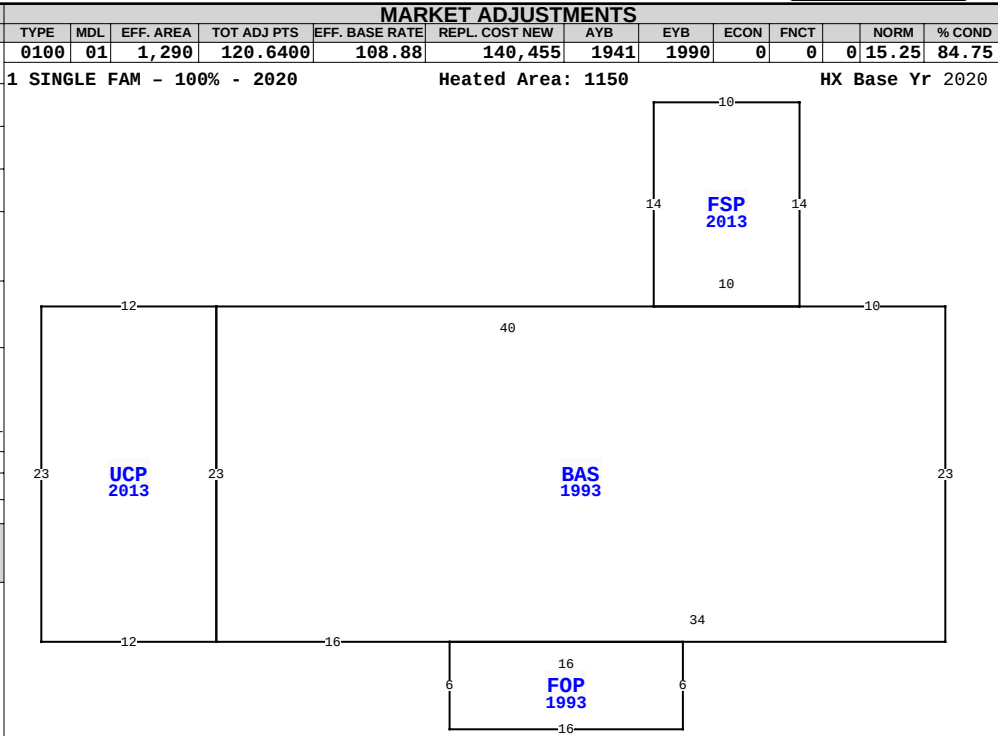
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	106,117
FOP	96	30	29	2,676
FSP	140	40	56	5,167
UCP	276	20	55	5,075

TOTALS	1,662		1,290	119,036
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	4	34	136.00	SF	6.50	6.50
2	0819	CONC 12"	0 100	3	4	12.00	SF	9.50	9.50
3	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00
4	1242	WD DECK A	0 100	0	0	178.00	SF	10.00	10.00
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00
6	0858	SCULP CONC	0 100	0	0	54.00	SF	13.00	13.00
7	0825	BRICK	0 100	16	3	48.00	SF	12.50	12.50
8	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	100.00	100.00	100.00



768 WAX WING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1972	1972	3	24	212	
100	1972	1972	3	24	27	
100	1985	1985	3	20	288	
100	1995	1995	3	20	356	
100	2000	2000	3	20	128	
100	2000	2000	3	94	660	
100	2000	2000	3	94	564	
100	2000	2000	3	20	840	

TOTAL OB/XF									
3,075									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	119,036		
TOTAL MARKET OB/XF VALUE	3,075		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	222,111		
SOH/AGL Deduction	68,913		
ASSESSED VALUE	153,198		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	103,198		
TOTAL JUST VALUE	222,111		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	220,820		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2298/1539	8/16/2019	WD	Q	I	01	199,000	
GRANTOR: BOATRIGHT CURTIS J &							
GRANTEE: YORK BRITTAIN C & N							
0884/0797	5/24/1999	WD	Q	I		65,500	
GRANTOR: DURRANCE KENNETH F JR							
GRANTEE: BOATRIGHT CURTIS J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 FSP=[YR=2013] N14 W10 S14 E10\$ W40 UCP=[YR=2013] W12 S23 E12 N23\$ S23 E16 FOP=[YR=1993] S6 E16 N6 W16\$ E34 N23\$.									