BLOCK P LOT 7 RP 177
IN OR 772/366
OAK GROVE SUB 3 PB 3/51

TAYLOR B JEAN EST
507 S 17TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000P-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

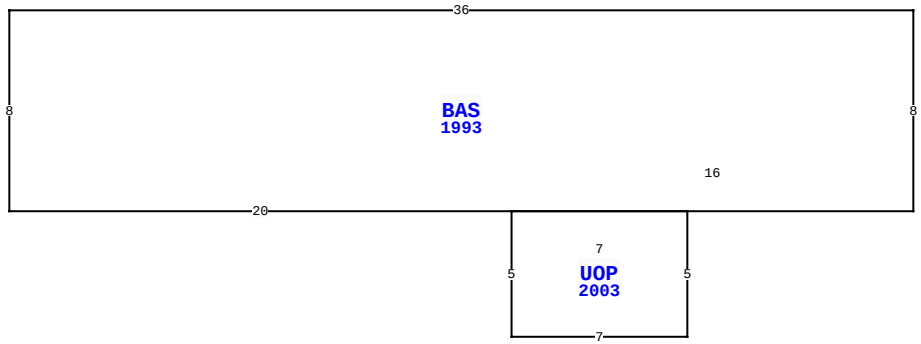
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	4,774
UOP	35	25	9	149
TOTALS	323		297	4,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	297	85.0000	55.25	16,409	1959	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 288 HX Base Yr



761 WAX WING 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	4,923
TOTAL MARKET OB/XF VALUE	158
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	105,081
SOH/AGL Deduction	35,376
ASSESSED VALUE	69,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,705
TOTAL JUST VALUE	105,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0772/0366	9/26/1996	WD	U	I	07	100
GRANTOR: ANDERSON L MARLENE						
GRANTEE: KILGORE GEORGE B &						
0763/1160	6/24/1996	WD	Q	I		10,500
GRANTOR: ANDERSON L MARLENE						
GRANTEE: KILGORE GEORGE B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S8 E20 UOP=[YR=2003] S5 E7 N5 W7$ E16 N8$.

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	1242	WD DECK A	0	0	9	8	72.00	SF	10.00	10.00	100	2003	2003	3	22	158	

LAND DESCRIPTION

TOTAL OB/XF 158

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	000102	C	SFR/MH	0		RS-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 08/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS