BLOCK P LOT 8
OAK GROVE SUB 3 PB 3/51

ROMANOWSKI ANGELA K TRUST/RBC TRUST COMPANY TRUSTE
4550 LINDEN HILL RD STE 200
WILMINGTON, DE 19808

2023

00-00-30-042D-000P-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

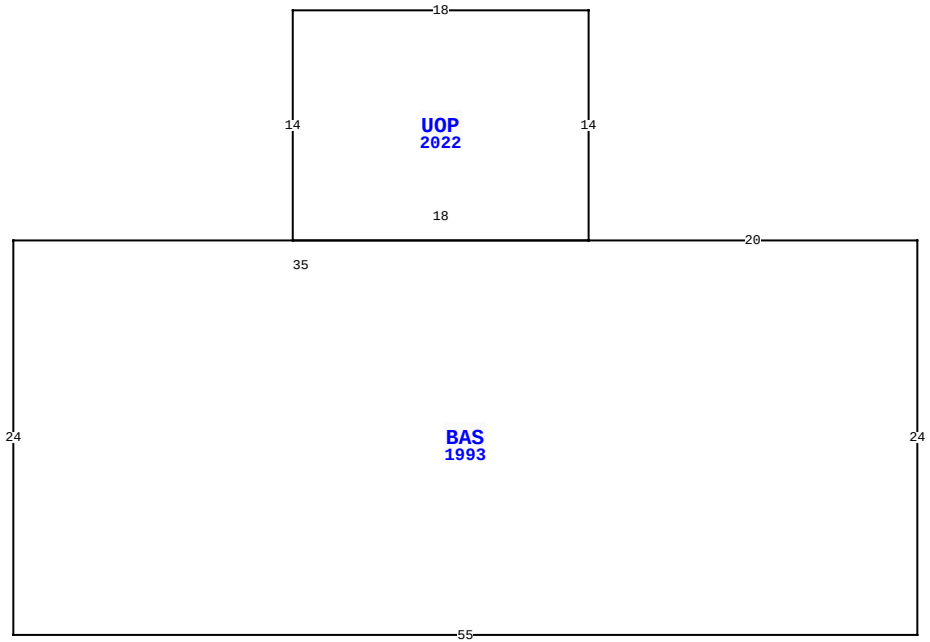
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	133,357
UOP	252	25	63	6,365
TOTALS	1,572		1,383	139,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,383	158.6000	103.09	142,573	1978	2020	0	0	0	2.00	98.00

1 M/H 93- – 0% - 2023 Heated Area: 1320 HX Base Yr



773 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	139,722
TOTAL MARKET OB/XF VALUE	640
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	240,362
SOH/AGL Deduction	0
ASSESSED VALUE	240,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,362
TOTAL JUST VALUE	240,362
NCON VALUE	7,004
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602794	REPAIR/RRF	4,900	06/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0704	12/30/2022	WD	Q	I	01	305,000
GRANTOR: CARTWRIGHT JAMES E &						
GRANTEE: ROMANOWSKI ANGELA K						
2547/1036	3/09/2022	QC	U	I	11	100
GRANTOR: COLON MICHAEL A						
GRANTEE: CARTWRIGHT JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2022] N14 W18 S14 E18$ W35 S24 E55 N24 $.

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
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2022	2022	3	100	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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	0006	RS-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 12/09/2019 BY DJX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS