BLOCK P LOT 9
IN OR 762 PG 789
OAK GROVE SUB 3 PB 3/51

DELUMYEA KATHE A
785 WAX WING LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-042D-000P-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

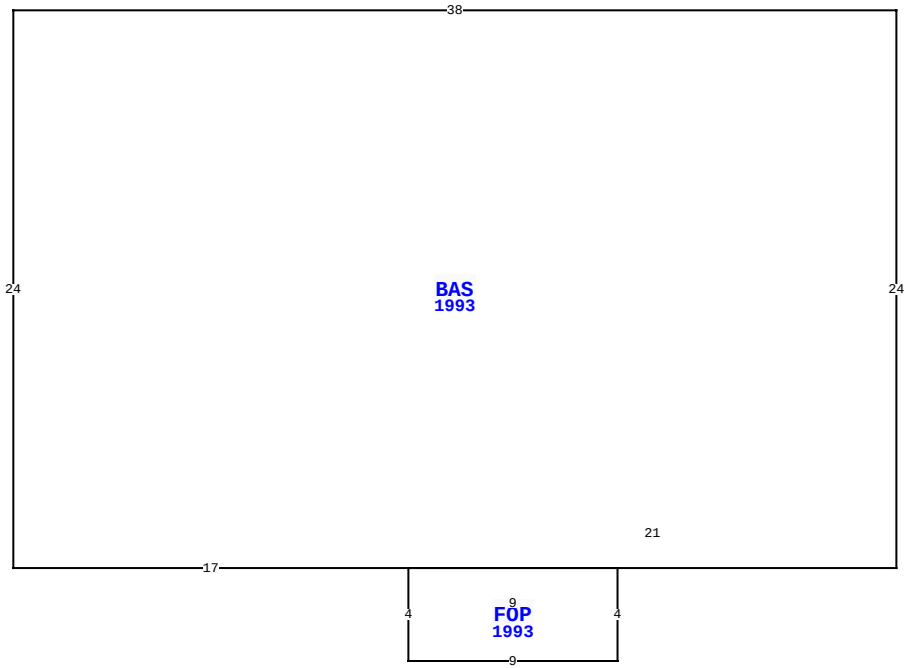
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	87,001
FOP	36	30	11	1,049
TOTALS	948		923	88,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	923	121.5000	109.65	101,207	1986	1995	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 1997 Heated Area: 912 HX Base Yr 1997



785 WAX WING LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		88,050
TOTAL MARKET OB/XF VALUE		23,466
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		211,516
SOH/AGL Deduction		139,723
ASSESSED VALUE		71,793
TOTAL EXEMPTION VALUE	HX HB SX	71,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		211,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618107	REPAIR/RRF	6,107	10/31/2006
2741	GARAGE	5,388	04/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0789	6/07/1996	WD	Q	I		57,000
GRANTOR: KENNEDY ALTON C & KAT						
GRANTEE: DELUMYEA KATHE A						
0629/0872	6/25/1991	WD	Q	I		49,900
GRANTOR: VANZANT E C & FAYE						
GRANTEE: KENNEDY ALTON & K M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S24 E17 FOP=[YR=1993] S4 E9 N4 W9 $ E21 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
1	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1986	1986	3	52	12,979	
2	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2006	2006	3	88	7,040	
3	0754	FOP	0	100	8	12	96.00	SF	30.00	30.00	100	1987	1987	3	20	576	
4	1242	WD DECK A	0	100	12	19	228.00	SF	10.00	10.00	100	2006	2006	3	31	707	
5	0855	CONC PAVER	0	100	4	11	44.00	SF	10.00	10.00	100	2006	2006	3	88	387	
6	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1986	1986	3	52	79	
7	0479	VF PICKET	0	100	0	0	88.00	LF	10.00	10.00	100	2006	2006	3	72	634	
8	0476	VF 6 SBPL	0	100	0	0	66.00	LF	22.40	22.40	100	2006	2006	3	72	1,064	

LAND DESCRIPTION

TOTAL OB/XF 23,466

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	100	0006	RS-2	100.00	105.00	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