PT LOT 14 IN OR 2368/1474
OCEAN BREEZE SUB PBK 1/11

DEWOLF CHARLES A & SUSAN U
1521 FERNANDINA RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044A-0014-0000

BUILDING CHARACTERISTICS

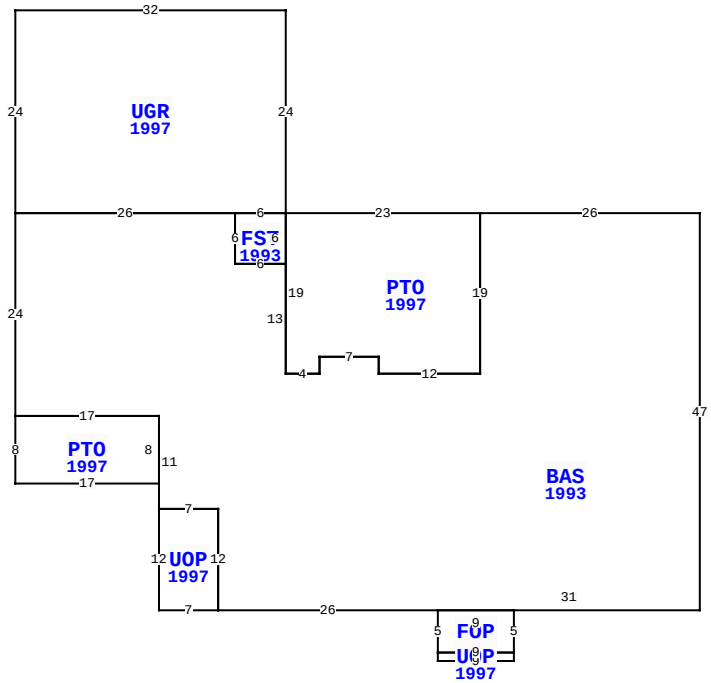
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,873	100	2,873	271,426
FOP	45	30	14	1,322
FST	36	55	20	1,890
PTO	136	5	7	661
PTO	423	5	21	1,984
UGR	768	45	346	32,688
UOP	9	20	2	189
UOP	84	20	17	1,606
TOTALS	4,374		3,300	311,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,300	100.8320	119.74	395,142	1983	1990	0	0	0	21.10	78.90

1 SNGL FAM – 100% - 2021 Heated Area: 2873 HX Base Yr 2021



1521 FERNANDINA RD, 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		311,767
TOTAL MARKET OB/XF VALUE		3,601
TOTAL LAND VALUE - MARKET		474,250
TOTAL MARKET VALUE		789,618
SOH/AGL Deduction		392,003
ASSESSED VALUE		397,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,615
TOTAL JUST VALUE		789,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		697,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703965	GARAGE	12,121	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1474	5/20/2020	SW	U	I	12	410,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: DEWOLF CHARLES A &						
2326/1292	12/19/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 PTO=[YR=1997] W23 UGR=[YR=1997] N24 W32 S24 E26 FST=[YR=1993] S6 E6 N6 W6 $ E6 $ S19 E4 N2 E7 S2 E12 N19 $ S19 W12 N2 W7 S2 W4 N13 W6 N6 W26 S24 PTO=[YR=1997] S8 E17 N8 W17 $ E17 S11 UOP=[YR=1997] S12 E7 N12 W7$ E7 S12 E26 FOP=[YR=1993] S5 UOP=[YR=1997] S1 E9 N1 W9 $ E9 N5 W9$ E31 N47 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0940	SHEDS/PORT	0	100	17	13	221.00	SF	30.00	30.00	100	1984	1984	3	20	1,326	
4	0810	CONCRETE A	0	100	0	0	110.00	SF	6.50	6.50	100	1983	1983	3	44	315	

LAND DESCRIPTION

TOTAL OB/XF 3,601

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.71	AC		1.00	1.00	0.70	250,000.00	175,000.00	474,250							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 2.71 Total Land Value: 474,250 Market: 0 Agricultural: 0 Common: 474,250 PRINTED 08/02/2023 BY SYS