

S165 FT OF W264 FT OF LOT 15
IN OR 2110/1136
OCEAN BREEZE SUB PB 1/11

SMITH PHILLIP DON REV TRUST/SMITH PHILLIP DON REV
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2023

00-00-30-044A-0015-0020



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	2021.00	

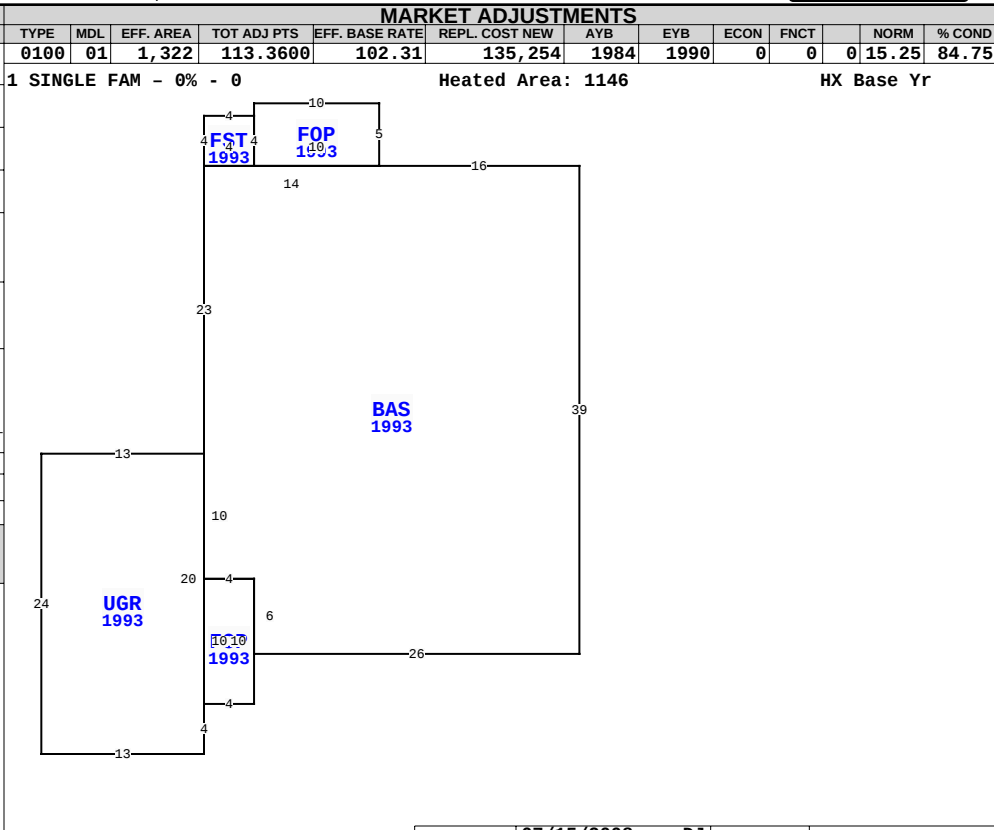
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,146	100	1,146	99,367
FOP	40	30	12	1,041
FOP	50	30	15	1,301
FST	16	55	9	781
UGR	312	45	140	12,139
TOTALS	1,564		1,322	114,628

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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
2	0810	CONCRETE A	0	0	10	10			6.50	100	1984	1984	3	47	306	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/14/2021	BY	TWA
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2950 FERNANDINA RD, FERNANDINA BEACH

BLD DATE	07/15/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	01/14/2021	BY	TWA
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Total Acres:	1.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				114, 628				
TOTAL MARKET OB/XF VALUE				306				
TOTAL LAND VALUE - MARKET				250, 000				
TOTAL MARKET VALUE				364, 934				
SOH/AGL Deduction				151, 983				
ASSESSED VALUE				212, 951				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				212, 951				
TOTAL JUST VALUE				364, 934				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				264, 806				
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1136		3/21/2017		WD	U	I	11	100
GRANTOR: SMITH PHILLIP DON & M								
GRANTEE: SMITH PHILLIP DON R								
1544/1282		1/04/2008		WD	U	I	07	100
GRANTOR: SMITH PHILLIP D SR &								
GRANTEE: SMITH PHILLIP D SR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W16 FOP=[YR=1993] N5 W10 S1 FST=[YR=1993] W4 S4 E4 N4 \$ S4E10 \$ W14 S23 UGR=[YR=1993] W13 S24 E13 N4 FOP=[YR=1993] E4 N10 W4 S10\$ N20\$ S10 E4 S6 E26 N39\$.								