LOT 117
IN OR 2253/654
DUNES OF AMELIA PHASE 2

WEBB LAVERNE D & IRWIN JR
201 E MARENDO ST
ST MICHAELS, MD 21663

**2023**

**00-00-30-044D-0117-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

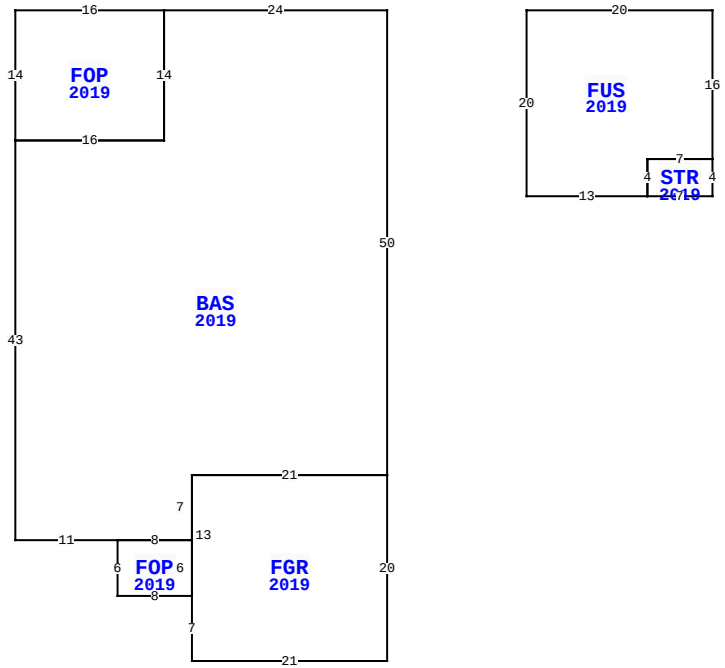
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,909 | 100 | 1,909 | 280,840 |
| FGR | 420 | 55 | 231 | 33,984 |
| FOP | 48 | 30 | 14 | 2,059 |
| FOP | 224 | 30 | 67 | 9,856 |
| FUS | 372 | 100 | 372 | 54,726 |
| STR | 28 | 10 | 3 | 442 |
| TOTALS | 3,001 | | 2,596 | 381,908 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,596 | 125.1360 | 148.60 | 385,766 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2281 HX Base Yr




2816 TURTLE SHORES DR, 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: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 381,908 |
| TOTAL MARKET OB/XF VALUE | 10,207 |
| TOTAL LAND VALUE - MARKET | 115,000 |
| TOTAL MARKET VALUE | 507,115 |
| SOH/AGL Deduction | 102,394 |
| ASSESSED VALUE | 404,721 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 404,721 |
| TOTAL JUST VALUE | 507,115 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 494,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20183403 | CO ISSUED | 0 | 01/31/2019 |
| 20183403 | NEW CONSTR | 294,655 | 09/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2253/0654 | 1/31/2019 | WD | Q | I | 01 | 365,800 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: WEBB LAVERNE DEED & | | | | | | |
| 2212/1526 | 7/18/2018 | SW | Q | V | 05 | 688,000 |
| GRANTOR: PARKWAY DUNES LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E15 FUS=[YR=2019] E20 S16 STR=[YR=2019] S4 W7 N4 E7$ W7 S4 W13 N20$ W15$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2019 | 2019 | 3 | 99 | 3,465 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 636.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 6,296 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 45.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 446 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,207

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 02/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS