LOT 18 IN OR 731/1798
RIVER OAKS OF AMELIA PB 5/407

DALLO ZOHAIR Y & AIDA A
6965 NE RONLEE WAY #1914
HILLSBORO, OR 97124

2023

00-00-30-0560-0018-0000

BUILDING CHARACTERISTICS

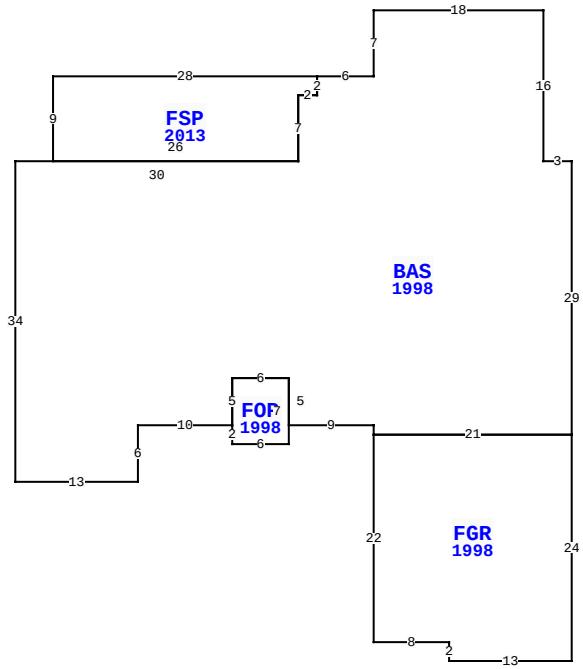
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	275,593
FGR	488	55	268	35,560
FOP	42	30	13	1,725
FSP	238	40	95	12,605
TOTALS	2,845		2,453	325,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,453	105.2160	149.93	367,778	1998	1998	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 2077 HX Base Yr



181 RIVER OAKS 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: 8	Tax Dist:
BUILDING MARKET VALUE	325,484
TOTAL MARKET OB/XF VALUE	10,707
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	536,191
SOH/AGL Deduction	165,306
ASSESSED VALUE	370,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,885
TOTAL JUST VALUE	536,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704267	NEW CONSTR	130,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/1798	6/19/1995	WD	Q	V		35,000
GRANTOR: AMELIA ISLAND BUILDIN						
GRANTEE: DALLO ZOHAIR Y & AI						
0695/1883	1/06/1994	WD	U	V	06	0
GRANTOR: COONROD ANNE T						
GRANTEE: ROWAN RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 N16 W18 S7 W6 FSP=[YR=2013] W28 S9 E26 N7 E2 N2 $ S2 W2 S7 W30 S34 E13 N6 E10 FOP=[YR=1998] S2 E6 N7 W6 S5 $ N5 E6 S5 E9 S1 FGR=[YR=1998] S22 E8 S2 E13 N24 W21 $ E21 N29 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	1,209.00	SF	6.50	6.50	100	1998	1998	3	77	6,051	
3	0810	CONCRETE A	0	0	65	4	260.00	SF	6.50	6.50	100	1998	1998	3	77	1,301	
4	1242	WD DECK A	0	0	0	0	225.00	SF	10.00	10.00	100	2000	2000	3	20	450	

LAND DESCRIPTION

TOTAL OB/XF 10,707

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS