BLK 2 LOTS 9,10 & PT LOT 8
IN OR 2644/287
SHEFFIELD SUB PBK 2/43

HITE JEREMY WILLIAM
781 SATELLITE DRIVE
YORK, PA 17402

2023

00-00-30-0620-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

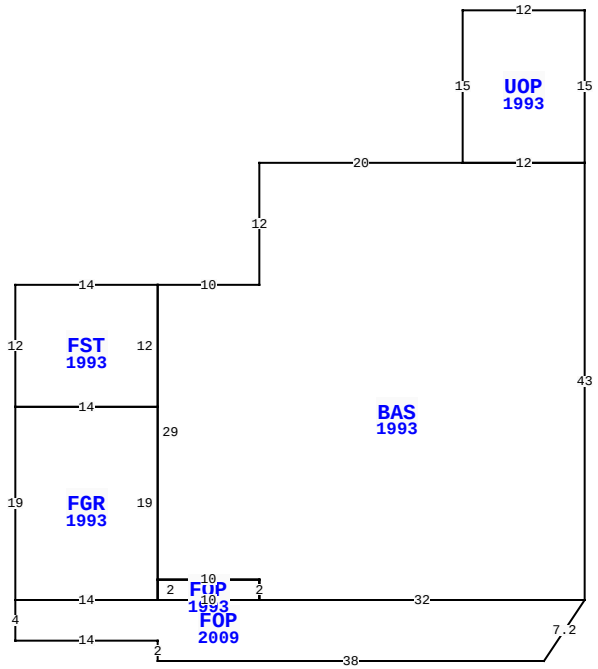
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	220,910
FGR	266	55	146	19,359
FOP	20	30	6	796
FOP	316	30	95	12,597
FST	168	55	92	12,199
UOP	180	20	36	4,774
TOTALS	2,616		2,041	270,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	119.8736	142.35	290,536	1950	2008	0	0	0	6.85	93.15

1 SNGL FAM – 100% - 2022 Heated Area: 1666 HX Base Yr 2022



757 OLD AMELIA AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		270,634
TOTAL MARKET OB/XF VALUE		862
TOTAL LAND VALUE - MARKET		132,000
TOTAL MARKET VALUE		403,496
SOH/AGL Deduction		11,938
ASSESSED VALUE		391,558
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		336,558
TOTAL JUST VALUE		403,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6093	REMODEL	2,050	11/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2644/287	5/30/2023	WD	Q	I	02	465,000
GRANTOR: SULLIVAN SARAH						
GRANTEE: HITE JEREMY WILLIAM						
2522/0882	12/16/2021	WD	Q	I	01	415,000
GRANTOR: ARRINGTON DAVID & LAU						
GRANTEE: SULLIVAN SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S15 BAS=[YR=1993] W20 S12 W10
FST=[YR=1993] W14 S12 FGR=[YR=1993] S19 FOP=[YR=2009] S4
E14 S2 E38 U6 R4 W32 FOP=[YR=1993] W10 N2 E10 S2$N2 W10 S2
W14$ E14 N19 W14$ E14 N12$ S29 E10 S2 E32 N43 W12$ E12 N15$.

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
5	0810	CONCRETE A	0	100	0	0	519.00	SF	1.30	1.30	100	1991	1991	3	64	432	
6	1242	WD DECK A	0	100	0	0	262.00	SF	2.00	2.00	100	2017	2017	3	82	430	

LAND DESCRIPTION

TOTAL OB/XF 862

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		RS-2	110.00	105.00	110.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	132,000							

REVIEW DATE 03/23/2018 BY DJ Total Acres: 0.00 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 08/02/2023 BY SYS