PT OF LOT 12
IN OR 1161/1236
SUHRER TRACT SUB DB 39/289

CARSWELL KATHIE/OSBORNE GWENDOLYN ET AL
934 CHALMET LANE
JACKSONVILLE, FL 32218

**2023**

**00-00-30-0820-0012-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| 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 |

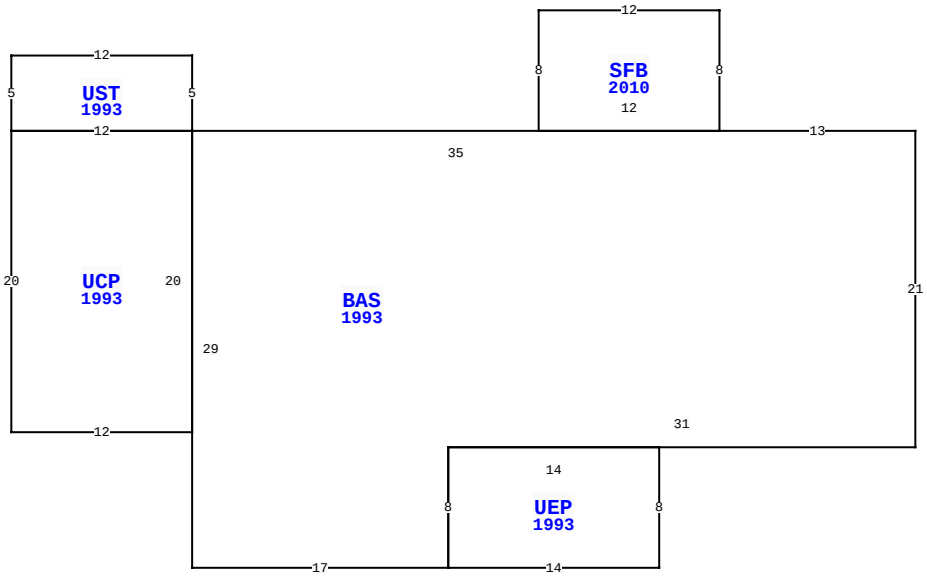
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 69,897 |
| SFB | 96 | 80 | 77 | 4,705 |
| UCP | 240 | 20 | 48 | 2,933 |
| UEP | 112 | 60 | 67 | 4,093 |
| UST | 60 | 45 | 27 | 1,650 |
| TOTALS | 1,652 | | 1,363 | 83,278 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,363 | 97.7600 | 88.23 | 120,257 | 1960 | 1965 | 0 | 0 | 0 | 30.75 | 69.25 |

1 SINGLE FAM – 0% - 0 Heated Area: 1221 HX Base Yr




1519 LEWIS ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 83,278 |
| TOTAL MARKET OB/XF VALUE | 110 |
| TOTAL LAND VALUE - MARKET | 600,000 |
| TOTAL MARKET VALUE | 683,388 |
| SOH/AGL Deduction | 427,075 |
| ASSESSED VALUE | 256,313 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 256,313 |
| TOTAL JUST VALUE | 683,388 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 457,070 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20218465 | REPAIR/RRF | 13,275 | 08/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1161/1236 | 8/12/2003 | PR | U | I | 07 | 100 |
| GRANTOR: OSBORNE GWENDOLYN P/R | | | | | | |
| GRANTEE: CARSWELL KATHIE ET | | | | | | |
| 1150/1144 | 7/03/2003 | PR | U | I | 01 | 100 |
| GRANTOR: OSBORNE GWENDOLYN P/R | | | | | | |
| GRANTEE: OSBORNE GWENDOLYN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=2010] N8 W12 S8 E12$ W35
UST=[YR=1993] N5 W12 S5 E12 $ UCP=[YR=1993] W12 S20 E12N20$
S29 E17 UEP=[YR=1993] E14 N8 W14S8$ N8 E31 N21$ .

## 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 | 0850 | PEBBLE WLK | 0 | 0 | 0 | 0 | 90.00 | SF | 3.50 | 3.50 | 100 | 1980 | 1980 | 3 | 35 | 110 | |

## LAND DESCRIPTION

TOTAL OB/XF 110

| 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 | | RS-2 | 100.00 | 200.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 600,000 | | | | | | | |

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS