

PT OF LOT 12
IN OR 1727/1119
SUHRER TRACT SUB DB 39/289

SOLOMON DAVID & ETSUKO T
PO BOX 8077
SEBRING, FL 33872

2023

00-00-30-0820-0012-0040



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	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
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	01	Quality Level 01
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	912	100	912	57,475
STP	18	10	2	126
UCP	240	20	48	3,025
UST	48	45	22	1,387

TOTALS	1,218		984	62,012
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0810	CONCRETE A	0	0	14	3		42.00 SF 6.50	
3	0811	CONCRETE B	0	0	47	12		564.00 SF 5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	100.00	200.00	100.00

REVIEW DATE	07/18/2019	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	984	90.3960	81.58	80,275	1960	1960	0	0	22.75	77.25	
1 SINGLE FAM - 0% - 0 Heated Area: 912 HX Base Yr												
1527 LEWIS ST, FERNANDINA BEACH												

TOTAL OB/XF 1,987												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	0810	CONCRETE A	0	0	14	3		42.00 SF 6.50	6.50	100	1990	1990
3	0811	CONCRETE B	0	0	47	12		564.00 SF 5.20	5.20	100	1990	1990

TOTAL OB/XF 1,987												
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	62,012		
TOTAL MARKET OB/XF VALUE	1,987		
TOTAL LAND VALUE - MARKET	600,000		
TOTAL MARKET VALUE	663,999		
SOH/AGL Deduction	424,602		
ASSESSED VALUE	239,397		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	239,397		
TOTAL JUST VALUE	663,999		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	437,847		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22879	CHNGE SRVC	0	08/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/1119	12/26/2010	WD U	I	I	11	100
GRANTOR: SNOWDEN VELMA M ETAL						
GRANTEE: SOLOMON DAVID & ETS						
1723/0024	12/26/2010	WD U	I	I	19	110,000
GRANTOR: SNOWDEN VELMA M ETAL						
GRANTEE: SOLOMON DAVID & ETS						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W38 UCP=[YR=2007] W4 UST=[YR=1993] W8 S6 E8 N6\$ S6 W8 S18 E12 N24\$ S24 E10 STP=[YR=2007] S3 E6 N3 W6\$ E28 N24\$.						

TOTAL OB/XF 1,987												
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