

TORTORA MATTHEW MICHAEL & ERIN
1798 JACKSON COURT
FERNANDINA BEACH, FL 32034

00-00-30-5115-0019-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

08

IRREGULAR 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

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

05

Quality Level 05

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3033.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,402

100

2,402

335,803

FGR

630

55

346

48,371

FOP

84

30

25

3,495

FOP

227

30

68

9,506

TOTALS

3,343

2,841

397,176

EXTRA FEATURES

L N

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

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1990

1990

3

70

2,450

2

0812

CONCRETE C

0 100

0

0

1,898.00

SF

4.00

4.00

100

1990

1990

3

62

4,707

3

0845

KOOL DECK

0 100

0

0

867.00

SF

7.25

7.25

100

1990

1990

3

62

3,897

4

0861

POOL GUNIT

0 100

30

15

450.00

SF

85.00

85.00

100

1990

1990

3

20

7,650

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RG-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

250,000.00

250,000.00

250,000

REVIEW DATE

01/24/2017

BY

DJ

Total Acres:

0.00

Total Land Value:

250,000

Market:

0

Agricultural:

0

Common:

250,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

01

2,841

116.7936

166.43

472,828

1990

1990

0

0

0

16.00

84.00

1 SFR CUST - 100% - 2022

Heated Area: 2402

HX Base Yr 2022

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

397,176

TOTAL MARKET OB/XF VALUE

18,704

TOTAL LAND VALUE - MARKET

250,000

TOTAL MARKET VALUE

665,880

SOH/AGL Deduction

55,752

ASSESSED VALUE

610,128

TOTAL EXEMPTION VALUE

HX HB VX

55,000

BASE TAXABLE VALUE

555,128

TOTAL JUST VALUE

665,880

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

592,357

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2459/1853

5/03/2021

WD

Q

I

01

747,000

GRANTOR:GAY KENNETH N & CONNI

GRANTEE:TORTORA MATTHEW MIC

0592/0364

3/08/1990

WD

Q

V

38,500

GRANTOR:EMBRY DEVELOPMENT CO

GRANTEE:GAY KENNETH & CONNI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] W25 S3 E2 S4 E3 S3 E20 N10 \$ S10 W20 N3 W3 N4 W2 N3 W11 S3 W5 N26 W18 S32 FGR=[YR=1993] S30 E21 N30 W21 \$ E21 S32 E13 FOP=[YR=1993] S5 E12 N5 W2 N3 W8 S3 W2 \$ E2 N3 E8 S3 E15 N2 E13 N39 \$.