LOT 9
ISLE DE MAI AT AMELIA PB 7/12

ROSARIO RAYMOND J & SANDRA A
742 COUNCIL OAK WAY
DIGHTON, MA 02715-1148

2023

00-00-31-087I-0009-0000

BUILDING CHARACTERISTICS

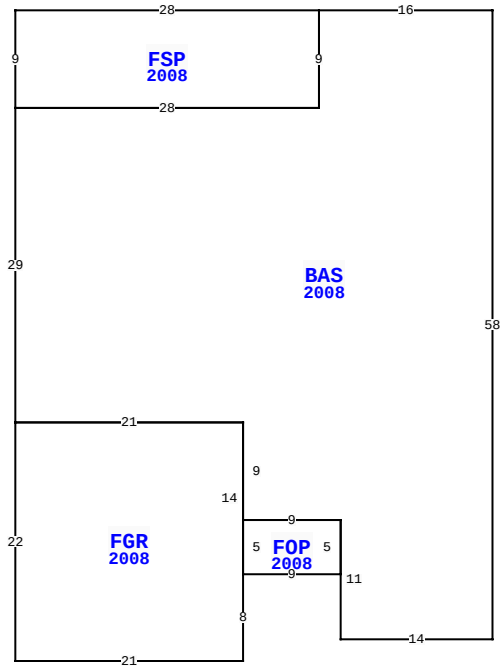
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	287,257
FGR	462	55	254	40,967
FOP	45	30	14	2,258
FSP	252	40	101	16,290
TOTALS	2,540		2,150	346,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,150	110.6420	173.43	372,874	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 0% - 0 Heated Area: 1781 HX Base Yr



558 PATRIOTS WAY, 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: 2	Tax Dist:
BUILDING MARKET VALUE	346,773
TOTAL MARKET OB/XF VALUE	5,382
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	492,155
SOH/AGL Deduction	104,953
ASSESSED VALUE	387,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,202
TOTAL JUST VALUE	492,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080057	CO ISSUED	0	07/02/2008
20080550	H/AC	9,120	04/03/2008
20080335	ELEC OTHER	2,000	03/05/2008
20080332	OTHER	5,886	03/04/2008
20080057	NEW CONSTR	250,000	01/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0143	12/19/2018	WD	Q	I	01	384,000
GRANTOR: FORD JEFFREY A & TERR						
GRANTEE: ROSARIO RAYMOND J &						
1584/0956	9/10/2008	WD	Q	I		281,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FORD JEFFREY A & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FSP=[YR=2008] W28 S9 E28 N9$ S9 W28 S29
FGR=[YR=2008] S22 E21 N8 FOP=[YR=2008] E9 N5 W9 S5$ N14 W21$
E21 S9 E9 S11 E14 N58$.

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	0855	CONC PAVER	0	0	0	0	544.00	SF	10.00	10.00	100	2008	2008	3	90	4,896	
2	0855	CONC PAVER	0	0	18	3	54.00	SF	10.00	10.00	100	2008	2008	3	90	486	

LAND DESCRIPTION

TOTAL OB/XF 5,382

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS