LOT 162
ISLE DE MAI AT AMELIA PB 7/12

COE STEPHEN M & CONNIE M
1217 SIMPSON RD
STOKESDALE, NC 27357

2023

00-00-31-087I-0162-0000

BUILDING CHARACTERISTICS

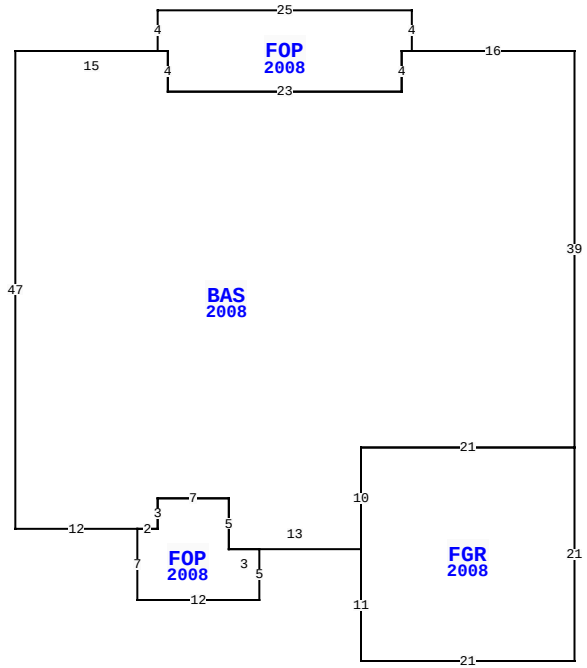
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,330	100	2,330	358,362
FGR	441	55	243	37,374
FOP	99	30	30	4,614
FOP	192	30	58	8,921
TOTALS	3,062		2,661	409,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,661	105.5040	165.38	440,076	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 0% - 2023 Heated Area: 2330 HX Base Yr



BLD DATE	01/23/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

643 SANTA MARIA DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,271
TOTAL MARKET OB/XF VALUE	9,512
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	558,783
SOH/AGL Deduction	0
ASSESSED VALUE	558,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,783
TOTAL JUST VALUE	558,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071874	H/AC	5,590	10/08/2007
20071589	ELEC OTHER	2,000	08/27/2007
20071583	OTHER	5,190	08/23/2007
20071419	CO ISSUED	250,000	07/31/2007
20071419	NEW CONSTR	250,000	07/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1463	3/10/2023	WD	Q	I	01	666,300
GRANTOR: OFFERPAD POINT LLC						
GRANTEE: COE STEPHEN M & CON						
2618/1198	2/06/2023	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: OFFERPAD POINT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W15 S47 E12 FOP=[YR=2008] S7 E12 N5 W3 N5 W7 S3 W2$ E2 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10$ N10 E21 N39$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	93	1,860	
2	0855	CONC PAVER	0	0	27	4	108.00	SF	10.00	10.00	100	2008	2008	3	90	972	
3	0855	CONC PAVER	0	0	0	0	540.00	SF	10.00	10.00	100	2008	2008	3	90	4,860	
4	0855	CONC PAVER	0	0	0	0	200.00	SF	10.00	10.00	100	2009	2009	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 9,512

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 01/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS