

BLOCK B LOTS 10 11 & 12
ABOLISH ALLEY IN OR 734 PG 105
ALTA VISTA #1 PB 2/9

MASON DAVID B/LENOINE LISA ANNE
PO BOX 17171
FERNANDINA BEACH, FL 32035

2023

00-00-31-100A-000B-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
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
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1008.00	

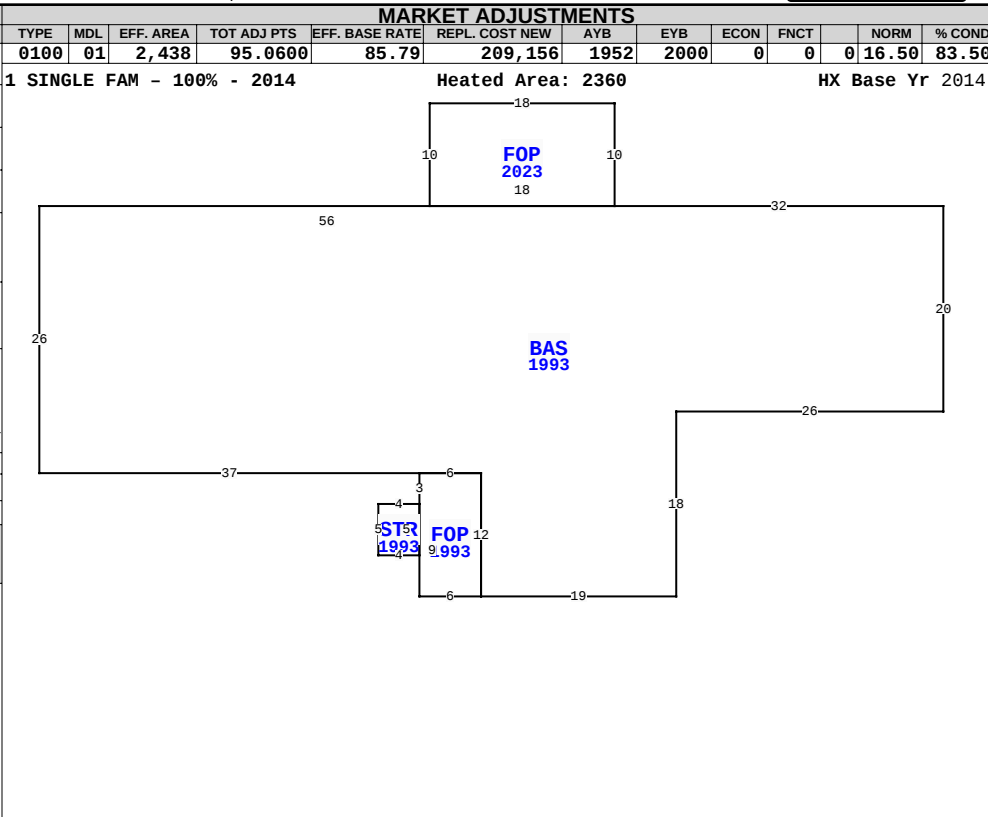
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,360	100	2,360	169,057
FOP	72	30	22	1,576
FOP	180	30	54	3,869
STR	20	10	2	144

TOTALS	2,632	2,438	174,645
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0801	ASPHALT A	0	100	0	0	2,361.00	SF	3.00
4	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	1,430.00	SF	10.00
6	0861	POOL GUNIT	1	100	14	22	308.00	SF	85.00
7	0855	CONC PAVER	1	100	0	0	370.00	SF	10.00
8	0462	ST/AL FNC	1	100	0	0	436.00	SF	10.00
9	0463	FENCE GATE	1	100	0	0	4.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	150.00	157.00	150.00

REVIEW DATE	07/07/2023	BY	TW
-------------	------------	----	----



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0801	ASPHALT A	0	100	0	0	2,361.00	SF	3.00
4	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	1,430.00	SF	10.00
6	0861	POOL GUNIT	1	100	14	22	308.00	SF	85.00
7	0855	CONC PAVER	1	100	0	0	370.00	SF	10.00
8	0462	ST/AL FNC	1	100	0	0	436.00	SF	10.00
9	0463	FENCE GATE	1	100	0	0	4.00	UT	300.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0801	ASPHALT A	0	100	0	0	2,361.00	SF	3.00
4	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50
5	0855	CONC PAVER	0	100	0	0	1,430.00	SF	10.00
6	0861	POOL GUNIT	1	100	14	22	308.00	SF	85.00
7	0855	CONC PAVER	1	100	0	0	370.00	SF	10.00
8	0462	ST/AL FNC	1	100	0	0	436.00	SF	10.00
9	0463	FENCE GATE	1	100	0	0	4.00	UT	300.00

REVIEW DATE	07/07/2023	BY	TW
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	417,600	Market:	0	Agricultural:	0	Common:	417,600
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	174,645								
TOTAL MARKET OB/XF VALUE	54,567								
TOTAL LAND VALUE - MARKET	417,600								
TOTAL MARKET VALUE	646,812								
SOH/AGL Deduction	426,579								
ASSESSED VALUE	220,233								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	170,233								
TOTAL JUST VALUE	646,812								
NCON VALUE	35,440								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	480,516								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210081	DEMOLITION	0	10/11/2021
20190019	ADDITION	0	01/10/2019
20132797	H/AC	4,000	12/11/2013
20072092	49HD IRRIGATION	3,000	11/15/2007
20040876	REROOF W/SHINGLES	3,000	05/10/2004
991296	VINYL SIDING EAVE	1,000	09/20/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2301/1489	8/12/2019	QC	U	I	11	100
GRANTOR: MASON DAVID B						
GRANTEE: MASON DAVID B & LIS						
1856/1793	5/10/2013	WD	Q	I	02	238,000
GRANTOR: PANARO GLORIA B & DEB						
GRANTEE: MASON DAVID B						

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W32 W56 S26 E37 E6 S12 E19 N18 E26 N20 \$									
FOP=[YR=1993;ORIG=-51,26] S3 S9 E6 N12 W6 \$									
STR=[YR=1993;ORIG=-51,29] W4 S5 E4 N5 \$									
FOP=[YR=2023;ORIG=-50,-10] E18 S10 W18 N10 \$									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W32 W56 S26 E37 E6 S12 E19 N18 E26 N20 \$									
FOP=[YR=1993;ORIG=-51,26] S3 S9 E6 N12 W6 \$									
STR=[YR=1993;ORIG=-51,29] W4 S5 E4 N5 \$									
FOP=[YR=2023;ORIG=-50,-10] E18 S10 W18 N10 \$									

PRINTED 08/02/2023 BY SYS

MASON DAVID B/LENOINE LISA ANNE
PO BOX 17171
FERNANDINA BEACH, FL 32035

00-00-31-100A-000B-0100

[illegible]