

BLOCK B LOT S 1/2 OF 1
IN OR 629 PG 461
ATLANTIC HIGHLANDS SUB

PITTMAN RICHARD EARL &/COTNER ANN RENE
15 N 18TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000B-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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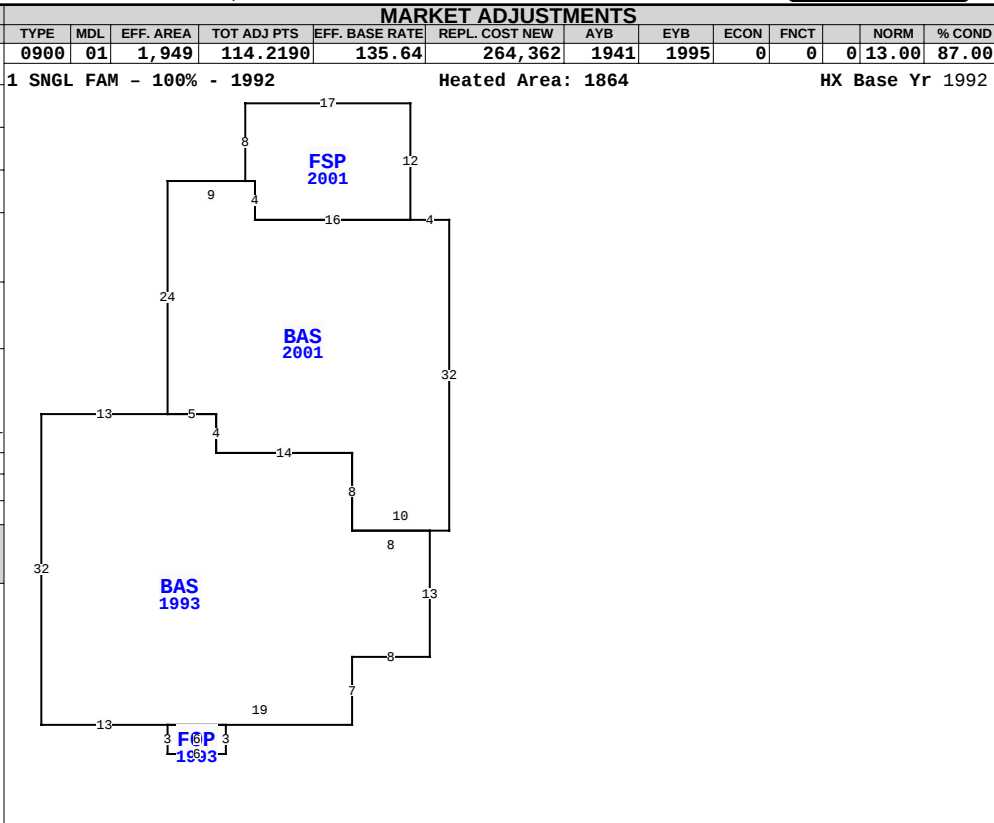
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	126,503
BAS	792	100	792	93,461
FOP	18	30	5	590
FSP	200	40	80	9,440

TOTALS	2,082		1,949	229,995
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50
2	0810	CONCRETE A	0	100	9	50	450.00	SF	6.50
3	0810	CONCRETE A	0	100	19	13	247.00	SF	6.50
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0825	BRICK	0	100	3	6	18.00	SF	12.50
6	0510	GARAGE WD-	0	100	18	18	324.00	SF	38.50
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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	76.00	137.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1941	1941	3	20	260	
100	1941	1941	3	20	585	
100	1986	1986	3	52	835	
100	1941	1941	3	20	700	
100	1990	1990	3	87	196	
100	1980	1980	3	20	2,495	
100	2001	2001	3	86	3,010	

TOTAL OB/XF									
8,081									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					229,995				
TOTAL MARKET OB/XF VALUE					8,081				
TOTAL LAND VALUE - MARKET					233,750				
TOTAL MARKET VALUE					471,826				
SOH/AGL Deduction					312,788				
ASSESSED VALUE					159,038				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					109,038				
TOTAL JUST VALUE					471,826				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					403,960				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210717	REPAIR/RRF	0	09/01/2021
2003593	REPAIR/RRF	1,500	07/28/2000
2002606	ADDITION	65,000	03/30/2000
4904	REPAIR/RRF	1,800	06/17/1988
1344E	N/A	1,000	01/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0629/0461	6/20/1991	WD	Q	I		52,000
GRANTOR: LAUER DWIGHT & SUSAN						
GRANTEE: PITTMAN & COTNER						
0416/0754	4/01/1984	WD	Q	I		47,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W4 FSP=[YR=2001] N12 W17 S8 E1 S4 E16\$ W16 N4 W9 S24 BAS=[YR=1993] W13 S32 E13 FOP=[YR=1993] S3 E6 N3 W6\$ E19 N7 E8 N13 W8 N8 W14 N4 W5\$ E5 S4 E14 S8 E10 N32\$.									