BLOCK F N1/2 OF W100 FT OF
LOT 2 OR 1732/1709
ATLANTIC HIGHLANDS SUB

RENFROW BENJAMIN E & CAROLYN R
4542 GILBERTS BEACH RD
TYNER, NC 27980

2023

00-00-31-1060-000F-0022

BUILDING CHARACTERISTICS

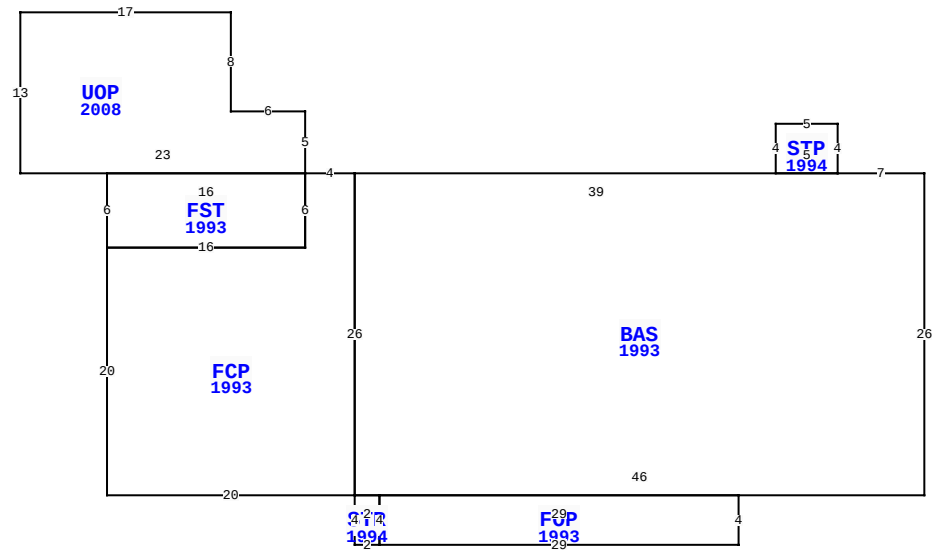
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	101,930
FCP	424	25	106	9,034
FOP	116	30	35	2,983
FST	96	55	53	4,517
STP	20	10	2	171
STR	8	10	1	85
UOP	251	20	50	4,262
TOTALS	2,111		1,443	122,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	114.6080	103.43	149,249	1960	1990	0	0	0	17.60	82.40

1 SINGLE FAM – 0% - 0 Heated Area: 1196 HX Base Yr



2002 HIGHLAND ST, FERNANDINA BEACH

BLD DATE			LGL DATE
XF DATE	06/26/2009	RK	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	122,981
TOTAL MARKET OB/XF VALUE	1,420
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	349,401
SOH/AGL Deduction	137,974
ASSESSED VALUE	211,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,427
TOTAL JUST VALUE	349,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080690	REPAIR/RRF	6,953	04/28/2008
20033288	ADDITION	6,000	06/19/2003
5177	REPAIR/RRF	2,600	01/17/1989
2288	CHNGE SRVC	600	12/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1709	4/04/2011	QC	U	I	11	49,928
GRANTOR: GRINNAN CAROLYN O						
GRANTEE: RENFROW BENJAMIN E						
1149/1224	6/30/2004	QC	U	I	01	100
GRANTOR: GRINNAN ARNOLD P						
GRANTEE: GRINNAN CAROLYN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 STP=[YR=1994] N4W5S4E5$ W39 FCP=[YR=1993] W4 UOP=[YR=2008] N5 W6 N8 W17 S13 E23 $ FST=[YR=1993] W16 S6 E16 N6 $ S6 W16S20 E20 N26 $ S26 STR=[YR=1994] S4E2 FOP=[YR=1993] E29 N4 W29S4$N4W2$ E46N26 $.

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	0810	CONCRETE A	0	0	57	14	798.00	SF	6.50	6.50	100	1960	1960	3	20	1,037	
2	0461	IRON FENCE	0	0	49	4	196.00	SF	8.50	8.50	100	1960	1960	3	23	383	

LAND DESCRIPTION

TOTAL OB/XF 1,420

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	0006	R-1	68.00	100.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS