LOT 10
AZALEA TERRACE #1 PB 3/66

AUGUSTINE BRANDY M & JOHN
544 ILLAINA STREET
KAILUA, HI 96734

2023

00-00-31-1080-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

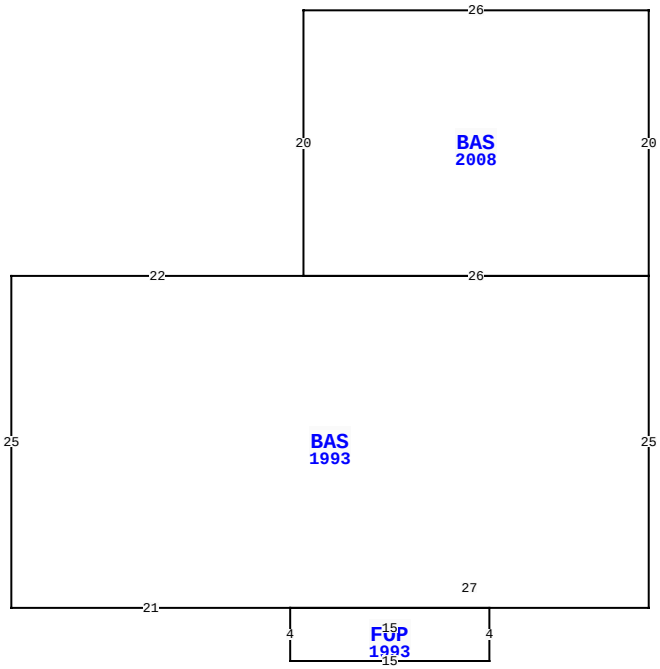
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	110,162
BAS	520	100	520	47,737
FOP	60	30	18	1,652
TOTALS	1,780		1,738	159,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	112.3100	101.36	176,164	1961	2003	0	0	0	9.43	90.57

1 SINGLE FAM – 0% - 2023 Heated Area: 1720 HX Base Yr



732 S 15TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,552
TOTAL MARKET OB/XF VALUE	19,294
TOTAL LAND VALUE - MARKET	137,600
TOTAL MARKET VALUE	316,446
SOH/AGL Deduction	0
ASSESSED VALUE	316,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,446
TOTAL JUST VALUE	316,446
NCON VALUE	10,136
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071317	XFOB	2,900	07/16/2007
20041879	H/AC	3,000	10/15/2004
991352	REPAIR/RRF	1,940	10/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/1612	6/28/2022	WD	Q	I	02	450,000
GRANTOR: CUTSHAW ERIN S &						
GRANTEE: AUGUSTINE BRADY MAR						
2541/0667	2/17/2022	FJ	U	I	11	0
GRANTOR: LITTLE LINDA JEAN EST						
GRANTEE: CUTSHAW ERIN S & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S20 BAS=[YR=1993] W22 S25 E21 FOP=[YR=1993] S4 E15 N4 W15 $ E27 N25 W26 $ E26 N20 $.

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
3	0476	VF 6 SBPL	0	0	0	0	298.00	LF	32.00	32.00	100	2022	2022	3	100	9,536	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
5	0855	CONC PAVER	0	0	0	0	925.00	SF	10.00	10.00	100	2019	2019	3	99	9,158	

LAND DESCRIPTION

TOTAL OB/XF 19,294

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			86.00	150.00	86.00	FF		1.00	1.00	0.80	2,000.00	1,600.00	137,600							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 08/02/2023 BY SYS