LOT 16
IN OR 1940/90
BARRINGTON PB 7/115

INGRAM DWIGHT A/STATHAM-BRANNIGAN QUEEN LOVIE
3135 AJA CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-110B-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

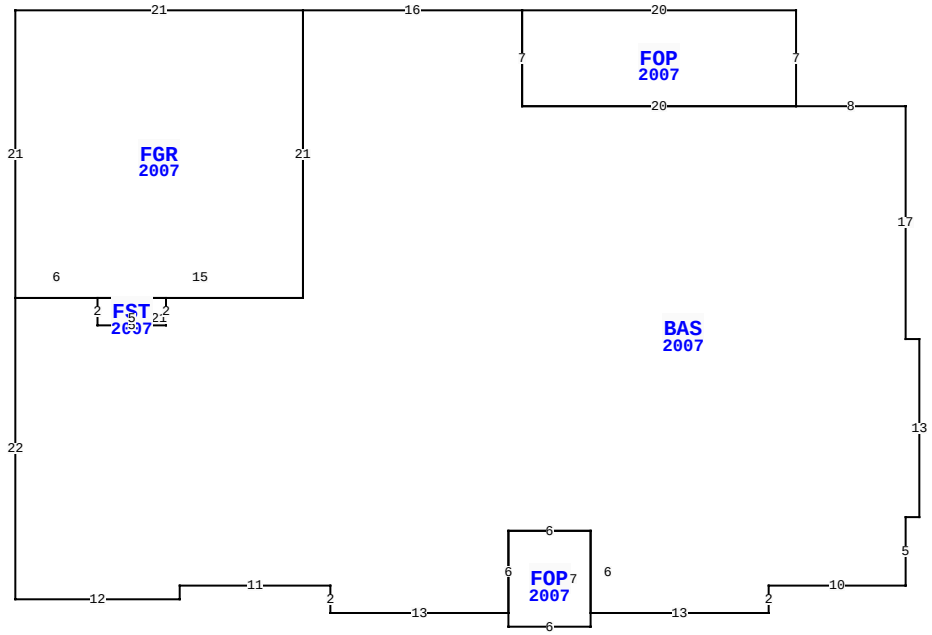
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1082.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100	2,146	273,059
FGR	441	55	243	30,920
FOP	42	30	13	1,654
FOP	140	30	42	5,345
FST	10	55	6	763
TOTALS	2,779		2,450	311,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,450	120.7360	143.37	351,256	2007	2007	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2015 Heated Area: 2146 HX Base Yr 2015



3135 AJA CT, FERNANDINA BEACH

BLD DATE	10/23/2007 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,740
TOTAL MARKET OB/XF VALUE		28,541
TOTAL LAND VALUE - MARKET		215,000
TOTAL MARKET VALUE		555,281
SOH/AGL Deduction		262,975
ASSESSED VALUE		292,306
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,306
TOTAL JUST VALUE		555,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071291	XFOB	7,308	07/16/2007
20070955	ELEC OTHER	600	05/31/2007
20070495	SWIM POOL	32,950	03/26/2007
20070103	OTHER	500	01/23/2007
20061928	H/AC	6,500	08/17/2006
20061575	ELEC OTHER	4,650	07/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1940/0090	9/30/2014	WD	Q	I	01	337,000
GRANTOR: TURNER VALERIE ANN RI						
GRANTEE: INGRAM DWIGHT A ET						
1910/1963	4/04/2014	WD	Q	I	01	317,500
GRANTOR: MCGRATH ANNE						
GRANTEE: TURNER VALERIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 N17 W8 FOP=[YR=2007] N7 W20 S7 E20$ W20 N7 W16 FGR=[YR=2007] W21 S21 E6 FST=[YR=2007] S2 E5 N2 W5$ E15 N21$ S21 W21 S22 E12 N1 E11 S2 E13 FOP=[YR=2007] S1 E6 N7 W6 S6$ N6 E6 S6 E13 N2 E10 N5 E1 N13$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0811	CONCRETE B	0	100	0	0	568.00	SF	5.20	5.20	100	2007	2007	3	89	2,629	
3	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	2007	2007	3	89	1,834	
4	0861	POOL GUNIT	0	100	0	0	265.00	SF	85.00	85.00	100	2007	2007	3	52	11,713	
5	0845	KOOL DECK	0	100	0	0	793.00	SF	7.25	7.25	100	2007	2007	3	89	5,117	
6	0910	SCRN RM L	0	100	0	0	1,030.00	SF	15.00	15.00	100	2007	2007	3	35	5,408	

LAND DESCRIPTION

TOTAL OB/XF 28,541

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 08/02/2023 BY SYS