LOT 20
IN OR 1495/813
BEACH HAMMOCK PB 5/154

HIGGINS ANDREW J & DOROTHY G
23 ANGUS LN
WARREN, NJ 07059

2023

00-00-31-1110-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

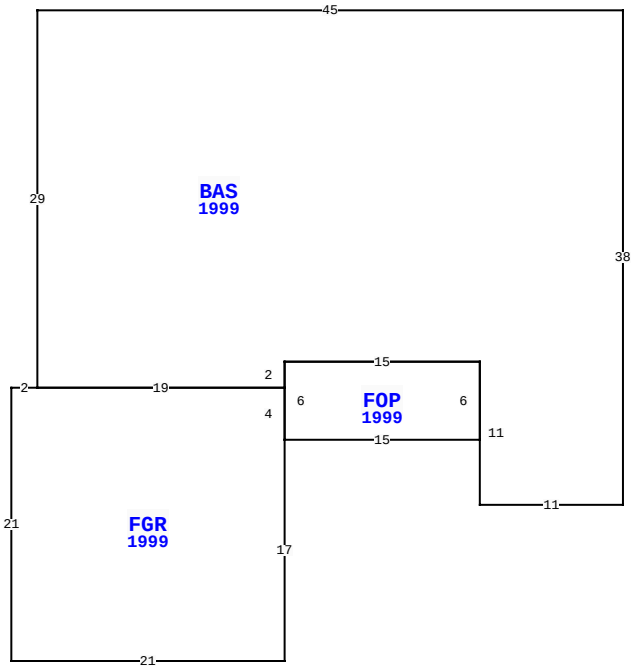
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	180,319
FGR	441	55	243	31,890
FOP	90	30	27	3,544
TOTALS	1,905		1,644	215,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,644	124.8786	148.29	243,789	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 1374 HX Base Yr



2745 RACHEAL AVE, 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	215,753
TOTAL MARKET OB/XF VALUE	24,847
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	400,600
SOH/AGL Deduction	22,988
ASSESSED VALUE	377,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	377,612
TOTAL JUST VALUE	400,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121528	H/AC	2,500	07/27/2012
985040	SWIM POOL	12,800	02/24/1999
984486	NEW CONSTR	65,348	11/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/0813	4/27/2007	WD	Q	I		408,000
GRANTOR: COWART L RANDY & DORI						
GRANTEE: HIGGINS ANDREW J &						
1206/1974	2/06/2004	PR	Q	I		268,000
GRANTOR: VURNAKES MONIQUE P/R						
GRANTEE: COWART L RANDY & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 S29 FGR=[YR=1999] W2 S21 E21 N17
FOP=[YR=1999] E15 N6 W15 S6 $ N4 W19 $ E19 N2 E15 S11 E11
N38 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
3	0810	CONCRETE A	0	0	0	0	2,125.00	SF	6.50	6.50	100	1999	1999	3	79	10,912	
4	0861	POOL GUNIT	0	0	12	26	312.00	SF	85.00	85.00	100	1999	1999	3	25	6,630	
5	0845	KOOL DECK	0	0	0	0	723.00	SF	7.25	7.25	100	1999	1999	3	79	4,141	
6	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	1999	1999	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 24,847

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	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS