BLOCK 6 LOT 5
IN OR 798/891
BUCKS FDNA BEACH #2 PB 3/17

CRAFT CHRISTOPHER/PLOCK DEBORAH L
278 ELM AVENUE NORTH
NEWTOWN, PA 18940

2023

00-00-31-114B-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

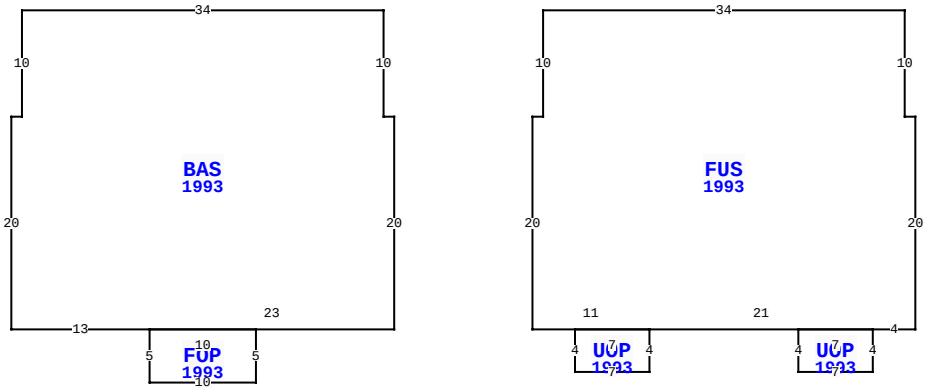
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	109,356
FOP	50	30	15	1,548
FUS	1,060	100	1,060	109,356
UOP	28	20	6	619
UOP	28	20	6	619
TOTALS	2,226		2,147	221,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,147	104.8600	125.05	268,482	1985	1985	0	0	0	17.50	82.50

1 DUPLEX – 0% - 0 Heated Area: 2120 HX Base Yr



2403 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,498
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	465,798
SOH/AGL Deduction	124,820
ASSESSED VALUE	340,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,978
TOTAL JUST VALUE	465,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111049	H/AC	2,500	06/27/2011
20101001	HVAC	1,950	06/16/2010
20100011	H/AC	2,500	01/06/2010
B969620	XFOB	1,200	02/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/0891	7/03/1997	WD	Q	I		120,000
GRANTOR: MESSER GEVONIA E						
GRANTEE: CRAFT CHRISTOPHER &						
0798/0891	7/03/1997	WD	Q	I		120,000
GRANTOR: MESSER GEVONIA E						
GRANTEE: CRAFT CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S10 W1 S20 E13 FOP=[YR=1993] S5 E10 N5 W10$ E23 N20 W1 N10$ PTR=E15 FUS=[YR=1993] E34 S10 E1 S20 W4 UOP=[YR=1993] S4 W7 N4 E7$ W21 UOP=[YR=1993] S4 W7 N4 E7$ W11 N20 E1 N10$ W15$.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160	
3	0812	CONCRETE C	0	0	0	0	1,363.00	SF	4.00	4.00	100	1996	1996	3	73	3,980	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	000800	C	MULTI-FAM	0			60.00	115.00	60.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	240,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/02/2023 BY SYS