

W75 FT OF N125 FT OF LOT 72
IN OR 2536/1101
CITRONA UNR

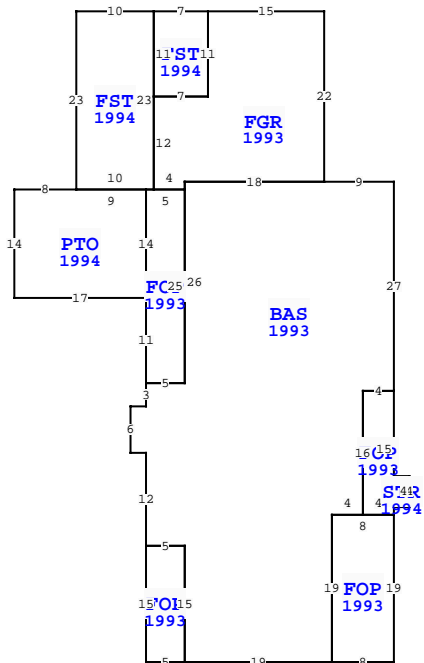
POWELL ERIC M
1902 BEECH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1180-0072-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	90
Exterior Wall	12	CEDAR	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	70
Roof Cover	04	BUILT-UP	30
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,107	125.1460	112.94	237,965	1961	1983	0	0	28.28	71.72
1 SINGLE FAM - 100% - 2023 Heated Area: 1575 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	127,576
FGR	411	55	226	18,306
FOP	64	30	19	1,539
FOP	75	30	22	1,782
FOP	125	30	38	3,078
FOP	152	30	46	3,726
FST	77	55	42	3,402
FST	230	55	126	10,206
PTO	238	5	12	972
STR	8	10	1	81
TOTALS	2,955		2,107	170,668

EXTRA FEATURES																
L N	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	100	0	1.00	UT	3,500.00	3,500.00	100	1961	1961	3	24	840	
2	0810	CONCRETE A	0	100	0	855.00	SF	6.50	6.50	100	1961	1961	3	20	1,112	
3	0810	CONCRETE A	0	100	30	150.00	SF	6.50	6.50	100	1961	1961	3	20	195	
4	0810	CONCRETE A	0	100	30	90.00	SF	6.50	6.50	100	1961	1961	3	20	117	
5	0810	CONCRETE A	0	100	24	96.00	SF	6.50	6.50	100	1961	1961	3	20	125	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,400.00	2,400.00	180,000						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170,668
TOTAL MARKET OB/XF VALUE			2,389
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			353,057
SOH/AGL Deduction			0
ASSESSED VALUE			353,057
TOTAL EXEMPTION VALUE	13	353,057	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			353,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110550	OTHER	3,600	04/13/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/1101	2/02/2022	WD Q	Q	I	02	450,000
GRANTOR: BRUNTY CHARLOTTE D						
GRANTEE: POWELL ERIC M						
1811/0374	8/27/2012	WD Q	Q	I	02	138,800
GRANTOR: HERNANDEZ CYNTHIA HER						
GRANTEE: BRUNTY CHARLOTTE D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 FGR=[YR=1993] N22W15 FST=[YR=1994] W7 FST=[YR=1994] W10S23 PTO=[YR=1994] W8S14E17 FOP=[YR=1993] S11 E5N25 W5S14\$ N14W9\$ E10N23\$ S11E7N11\$ S11W7S12E4N1E18\$ W18 S26W5 S3W2S6E2S12 FOP=[YR=1993] S15 E5N15W5\$ E5S15E19 FOP=[YR=1993] E8 N19 FOP=[YR=1993] N1 STR=[YR=1994] E2N4W2 S4\$ N15W4S16E4\$ W8S19\$ N19E4 N16E4N27\$.	