

BLOCK 2 LOT 12
IN OR 1770/33
EGAN MEADOWS #1 PB 3/45

CLARK LYNN MICHELLE
34 NORTH 14TH PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1240-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

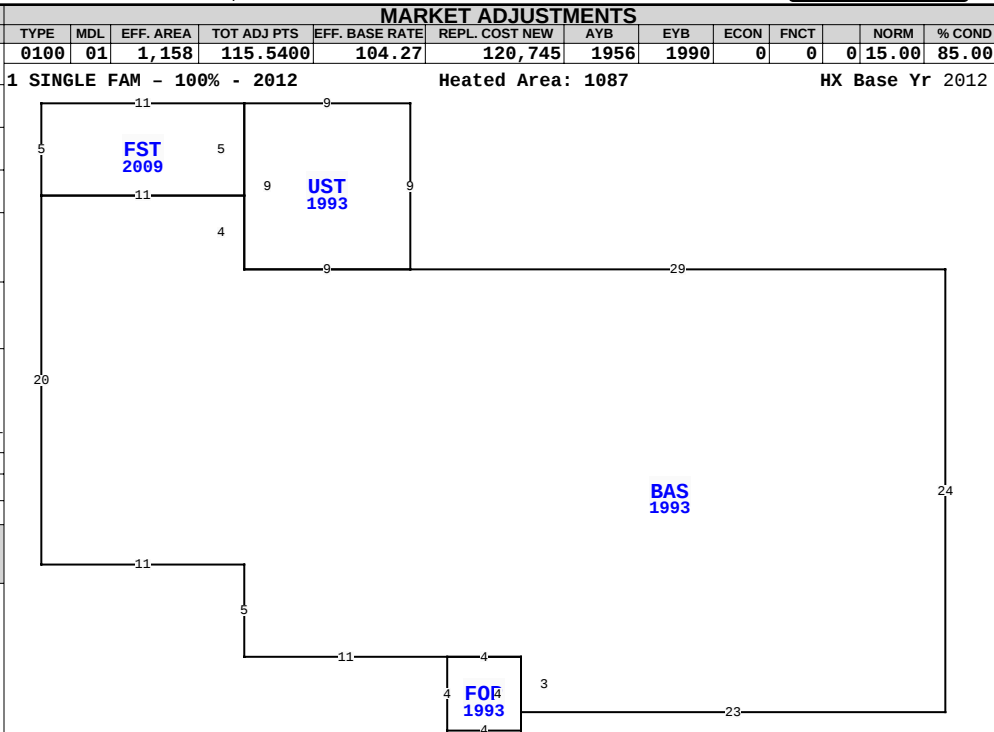
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,087	100	1,087	96,340
FOP	16	30	5	443
FST	55	55	30	2,659
UST	81	45	36	3,191

TOTALS	1,239		1,158	102,633
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	88.00	112.00	1.00



BLD DATE	07/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	102,633								
TOTAL MARKET OB/XF VALUE	3,095								
TOTAL LAND VALUE - MARKET	175,000								
TOTAL MARKET VALUE	280,728								
SOH/AGL Deduction	188,623								
ASSESSED VALUE	92,105								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	42,105								
TOTAL JUST VALUE	280,728								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	228,753								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091161	REPAIR/RRF	2,000	08/31/2009
20091028	OTHER	350	08/04/2009
20034175	REPAIR/RRF	4,000	11/20/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1770/0033	12/20/2011	AD	U	I	40	115,000	
GRANTOR: ASHLEY CHMONE M (ROBE							
GRANTEE: CLARK LYNN MICHELLE							
0443/0086	1/01/1985	FS	U	I		100	
GRANTOR:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 UST=[YR=1993] N9 W9 FST=[YR=2009] W11 S5 E11 N5 \$ S9 E9\$ W9 N4 W11 S20 E11 S5 E11 FOP=[YR=1993] S4 E4 N4 W4 \$ E4 S3 E23 N24 \$.									