LOT 29
FERREIRAS R/P OF FDNA BEACH
PBK 2/34

CIBOR STEVEN REVOCABLE TRUST/CIBOR STEVEN T TRUSTE
4600 BEECHWOOD ROAD
COLLEGE PARK, MD 20740

2023

00-00-31-126A-0029-0000

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

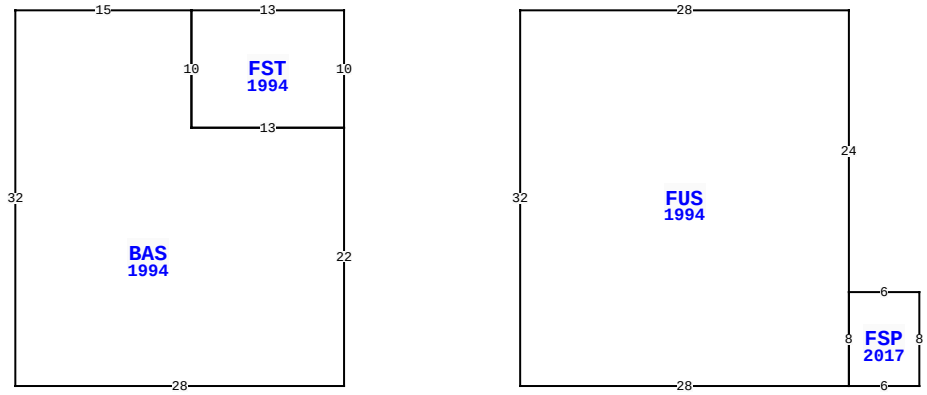
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	766	100	766	95,797
FSP	48	40	19	2,376
FST	130	55	72	9,004
FUS	896	100	896	112,054
TOTALS	1,840		1,753	219,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	123.9000	147.13	257,919	1940	1990	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1662 HX Base Yr



1127 OCEAN 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	219,231
TOTAL MARKET OB/XF VALUE	11,842
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	931,073
SOH/AGL Deduction	22,692
ASSESSED VALUE	908,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	908,381
TOTAL JUST VALUE	931,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171265	DECKEXT	4,329	04/27/2017
20120283	ELEC OTHER	1,000	02/21/2012
20120294	REMODEL	1,000	02/13/2012
20090608	H/AC	2,059	05/15/2009
20062266	XFOB	500	10/03/2006
20034247	REMODEL	2,000	12/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0287	3/22/2021	WD	Q	I	01	912,000
GRANTOR: O'SULLIVAN F PATRICK						
GRANTEE: CIBOR STEVEN T & JE						
1920/1573	5/30/2014	WD	Q	I	02	450,000
GRANTOR: DICKENS JACKSON H & B						
GRANTEE: O'SULLIVAN F PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1994] W13 BAS=[YR=1994] W15 S32 E28 N22 W13 N10$ S10 E13 N10$ PTR=E15 FUS=[YR=1994] E28 S24 FSP=[YR=2017] E6 S8 W6 N8$ S8 W28 N32$ 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	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100	2003	2003	3	84	1,119	
2	0810	CONCRETE A	0	0	0	0	792.00	SF	6.50	6.50	100	2003	2003	3	84	4,324	
3	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	1940	1940	3	20	68	
4	1123	CB 8"	0	0	41	3	123.00	SF	6.15	6.15	100	2003	2003	3	84	635	
5	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2003	2003	3	22	20	
6	1241	WD DECK G	0	0	8	35	280.00	UT	15.53	15.53	100	2003	2003	3	36	1,565	
7	1241	WD DECK G	0	0	44	4	176.00	UT	15.53	15.53	100	2004	2004	3	40	1,093	
8	1241	WD DECK G	0	0	23	5	115.00	UT	15.53	15.53	100	2006	2006	3	48	857	
9	1241	WD DECK G	0	0	12	18	216.00	UT	11.50	11.50	100	2017	2017	3	87	2,161	

LAND DESCRIPTION

TOTAL OB/XF 11,842

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	000120	C	SFR OCN FT	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS