

LOT 39 IN OR 796/1601
FERREIRAS REPLAT OF FDNA BEACH
PB 2/34

SAVEDOFF STUART
P O BOX 55
FERNANDINA BEACH, FL 32035

2023

00-00-31-126A-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	1050.00
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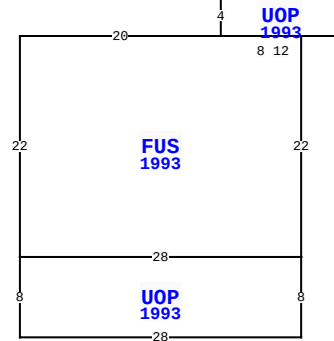
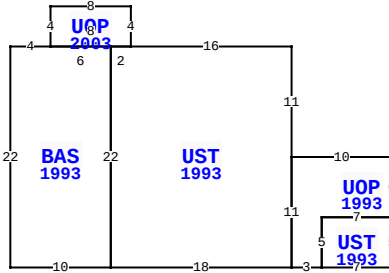
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	220	35,587
FUS	616	100	616	99,645
UOP	48	20	10	1,618
UOP	75	20	15	2,426
UOP	224	20	45	7,279
UOP	32	20	6	971
UST	35	45	16	2,588
UST	396	45	178	28,793

TOTALS	1,646		1,106	178,908
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0820	WOOD WALK	0 100	22	4	88.00	SF	11.75	11.75	100	1990
2	0820	WOOD WALK	0 100	16	3	48.00	SF	11.75	11.75	100	1990
3	1241	WD DECK G	0 100	4	17	68.00	UT	11.50	11.50	100	1990
4	1241	WD DECK G	0 100	4	12	48.00	UT	11.50	11.50	100	1990
5	1241	WD DECK G	0 100	8	12	96.00	UT	15.53	15.53	100	2003
6	0812	CONCRETE C	0 100	27	12	324.00	SF	4.00	4.00	100	1988

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,106	138.0120	196.67	217,517	1935	1980	0	0	0 17.75	82.25
1 SFR CUST - 100% - 2001				Heated Area: 836				HX Base Yr 2001			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										178,908	
TOTAL MARKET OB/XF VALUE										2,182	
TOTAL LAND VALUE - MARKET										700,000	
TOTAL MARKET VALUE										881,090	
SOH/AGL Deduction										709,326	
ASSESSED VALUE										171,764	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										121,764	
TOTAL JUST VALUE										881,090	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										773,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122372	5'WOOD FENCE	0	11/26/2012
20060359	VNL.SIDING & WIND	10,000	02/16/2005
20032605	METAL ROOF	2,000	02/28/2003
20021161	REPLACE WATER SER	1,000	07/08/2002
4808	XFOB	700	04/26/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0796/1601	6/17/1997	WD	Q	I		165,000			
GRANTOR: STAFFORD FRANK E & CA									
GRANTEE: SAVEDOFF STUART									
0683/1093	6/24/1993	WD	U	I	09	80,000			
GRANTOR: BROWN D P & MARY L									
GRANTEE: STAFFORD FRANK & C									

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=1993] W10 UST=[YR=1993] N11 W16 UOP=[YR=2003] N4 W8 S4 BAS=[YR=1993] W4 S22 E10 N22 W6 \$ E8 \$ W2 S22 E18 N11 \$ S11 E3 UST=[YR=1993] E7 N5 W7 S5 \$ N5 E7 N6 \$ PTR=E20 FUS=[YR=1993] E20 UOP=[YR=1993] N4 E12 S4 W12\$ E8 S22 UOP=[YR=1993] S8 W28 N8 E28\$ W28 N22\$ W20\$.											

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