

JOZSA BRADDEN & CRYSTAL TRUST/JOZSA BRADDEN A TRUS
1791 AZALEA STREET
FERNANDINA BEACH, FL 32034

00-00-31-127P-0001-0070



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100
4 100 3.5 100 WOOD FRAME 100
1.5 1.5 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA 011031.100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2921001,292232,335FGR4945527248,913FOP12830386,834FSP147405910,610FUS1,0741001,074193,133PTO2051180STP6101180STR48105899

TOTALS3,2092,742493,084

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10855CONC PAVER0000743.00SF10.0010.00100202020203997,356

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YRCONSRV

1000000CVAC RES00000.000.0045.00FF1.001.001.003,000.003,000.00135,000

REVIEW DATE 10/09/2020 BY RK Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND

0500012,742126.8256180.73495,562202020200000.5099.50

1 SFR CUST - 0% - 0 Heated Area: 2366 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BY TAX GROUP: 2 TAX DIST:

BUILDING MARKET VALUE 493,084 TOTAL MARKET OB/XF VALUE 7,356 TOTAL LAND VALUE - MARKET 135,000 TOTAL MARKET VALUE 635,440 SOH/AGL Deduction 19,752 ASSESSED VALUE 615,688 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 615,688 TOTAL JUST VALUE 635,440 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 595,517

PERMIT NUM DESCRIPTION AMT ISSUED

20190693 NEW CONSTR 311,148 12/30/2019

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2442/1077 12/10/2020 QC U I 11 100

GRANTOR: JOZSA BRADDEN A & CYR GRantee: JOZSA BRADDEN A & C 2381/1612 8/04/2020 WD Q I 02 598,200 GRANTOR: RIVERSIDE HOMES OF NO GRantee: JOZSA CRYSTAL R & B

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W21 S24 PTO=[YR=2020] S5 FSP=[YR=2020] W8 S10 BAS=[YR=2020] W1 S11 W1 S10 E1 S18 E1 FOP=[YR=2020] S8 E10 STP=[YR=2020] S1 E6 N1 W6 \$ E6 N8 W16\$ E17 N4 E12 N37 W6 N15W5 S2 W6 S6 E3 S9 W15 \$ E15 N9 W3 N1 W4\$ E4 N5 W4 \$ E10 N2 E5 S2 E6 N24 \$ PTR= E30 FUS=[YR=2020] E18 S4 E12 S31 W12 STR=[YR=2020] N12 W4 S12 E4 \$ S4 W18 N39 \$ W30 \$.