LOT 11
IN OR 1572/399
FOREST HILLS # 1 PB 2/76

PORTER JOSHUA & LAURA
4 ILAN CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0011-0000

BUILDING CHARACTERISTICS

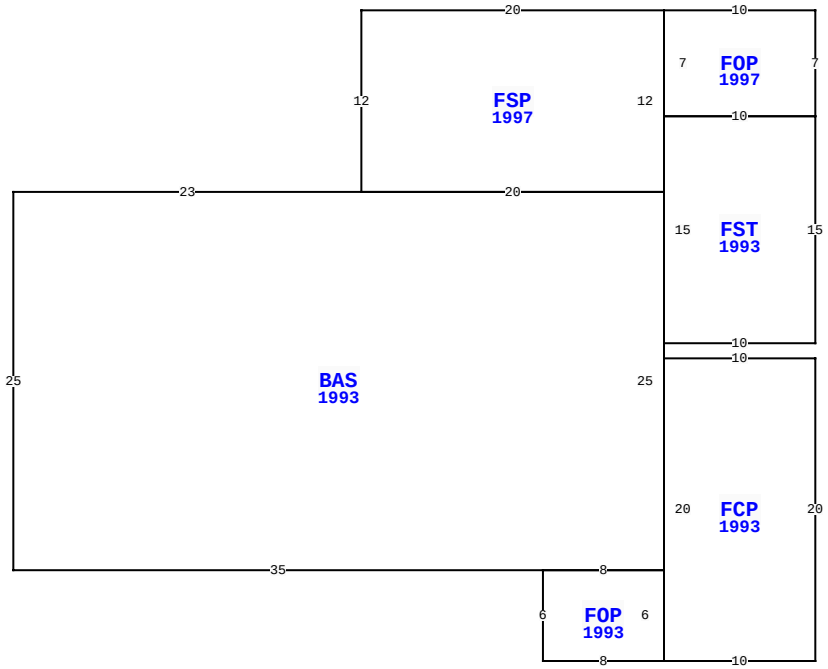
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,075	100	1,075	87,408
FCP	200	25	50	4,065
FOP	48	30	14	1,138
FOP	70	30	21	1,707
FSP	240	40	96	7,806
FST	150	55	82	6,667
TOTALS	1,783		1,338	108,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	126.0000	113.72	152,157	1952	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1075 HX Base Yr 2007



4 ILAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,025
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		348,457
SOH/AGL Deduction		204,841
ASSESSED VALUE		143,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,616
TOTAL JUST VALUE		348,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172947	20X30	27,552	09/26/2017
20033630	REPAIR/RRF	4,000	08/06/2003
10470B	ADDITION	8,463	05/05/1997
5397	REMODEL	1,600	05/30/1989
972	H/AC	3,660	10/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/0399	6/17/2008	QC	U	I	01	64,700
GRANTOR: PORTER KENNETH D & BA						
GRANTEE: PORTER JOSHUA M & L						
1572/0398	6/17/2008	WD	U	I	07	100
GRANTOR: PORTER KENNETH D ETAL						
GRANTEE: PORTER KENNETH D ET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W10 FSP=[YR=1997] W20 S12 BAS=[YR=1993] W23 S25 E35 FOP=[YR=1993] S6 E8 FCP=[YR=1993] E10 N20 W10 S20 $ N6 W8 $ E8 N25 W20 $ E20 N12 $ S7 FST=[YR=1993] S15 E10 N15 W10 $ E10 N7 $.

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	100	4	6	24.00	SF	6.50	6.50	100	1980	1980	3	35	55	
2	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	1952	1952	3	20	377	

LAND DESCRIPTION

TOTAL OB/XF 432

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	000100	C	SFR	100	0006	R-1	100.00	166.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 12/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

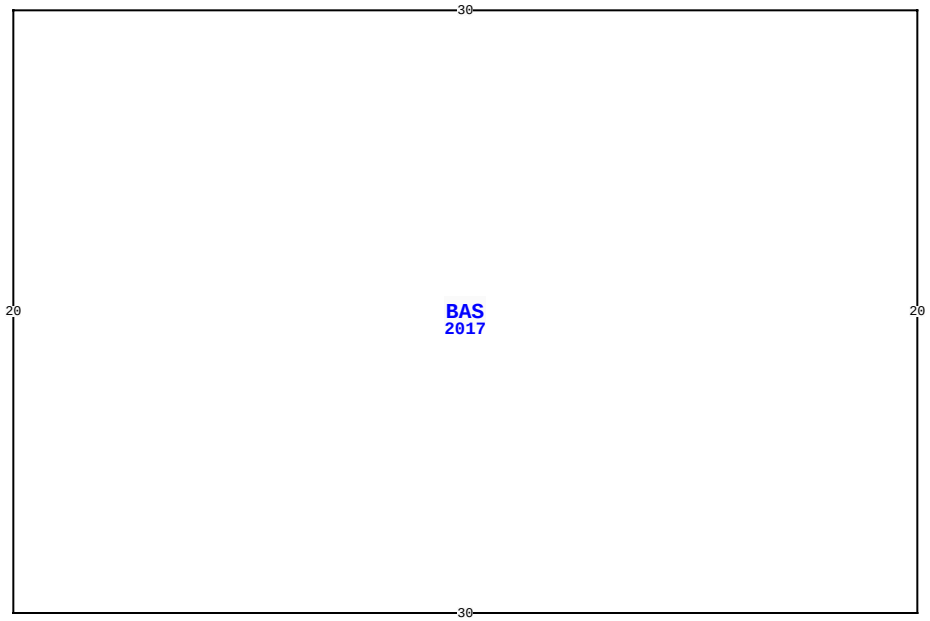
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	14,233
TOTALS	600		600	14,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	600	71.3460	24.97	14,982	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2007 Heated Area: 600 HX Base Yr 2007



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GRANTOR: PORTER KENNETH D ETAL						
GRANTEE: PORTER KENNETH D ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS