LOT 17
OR 564 PG 112
FOREST HILLS # 1 PB 2/76

KELLEY MICHAEL T & PENNY L
613 STANLEY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

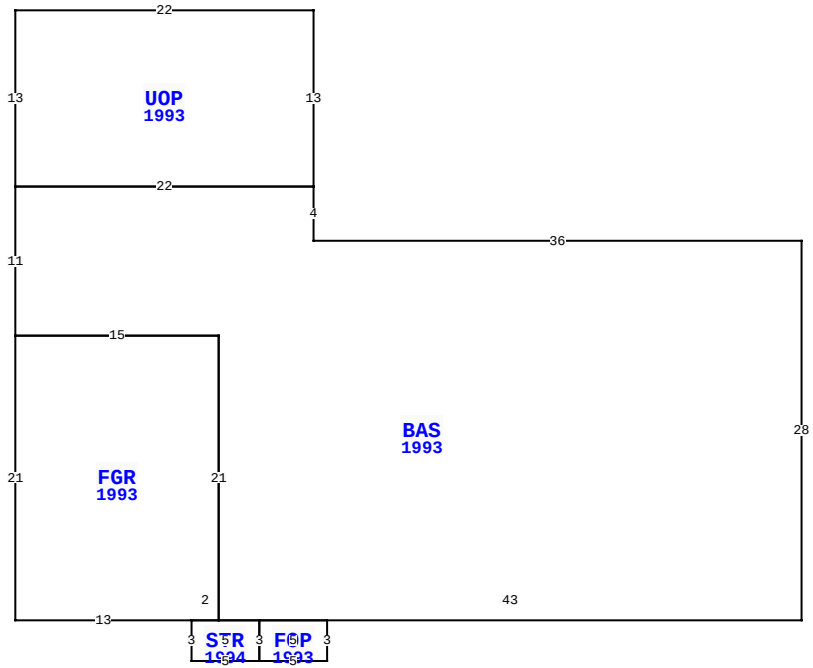
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	1,397	106,500
FGR	315	55	173	13,189
FOP	15	30	4	305
STR	15	10	2	152
UOP	286	20	57	4,345
TOTALS	2,028		1,633	124,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	106.4880	96.11	156,948	1955	1980	0	0	0	20.68	79.32

1 SINGLE FAM – 100% - 0 Heated Area: 1397 HX Base Yr



613 STANLEY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,491
TOTAL MARKET OB/XF VALUE		3,274
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		352,765
SOH/AGL Deduction		255,142
ASSESSED VALUE		97,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,623
TOTAL JUST VALUE		352,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071740	XFOB	0	09/13/2007
972009	REPAIR/RRF	0	09/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0564/0112	2/27/1989	WD	Q	I		65,000
GRANTOR: HARDEE DAVID & K C						
GRANTEE: KELLEY MICHAEL & P						
0344/0540	9/01/1981	WD	Q	I		57,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N4 UOP=[YR=1993] N13 W22 S13 E22 $ W22 S11 FGR=[YR=1993] S21 E13STR=[YR=1994] S3E5 FOP=[YR=1993] E5N3W5 S3$ N3W5$ E2N21 W15$ E15 S21 E43N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
2	0810	CONCRETE A	0	100	0	0	445.00	SF	6.50	6.50	100	2007	2007	3	89	2,574	

LAND DESCRIPTION

TOTAL OB/XF 3,274

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	89.00	125.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 09/21/2022 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS