LOT 22
IN OR 1970/1818
FOREST HILLS SUB #1 PB 2/76

PERRY JASON D & MELISSA M
710 STANLEY DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-128A-0022-0000**

## BUILDING CHARACTERISTICS

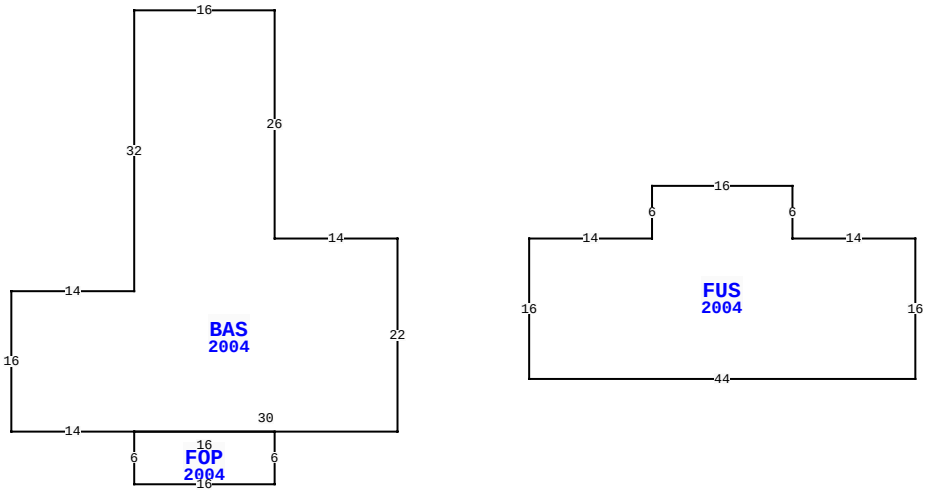
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 11 | BD/BTN AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,300 | 100 | 1,300 | 167,951 |
| FOP | 96 | 30 | 29 | 3,746 |
| FUS | 800 | 100 | 800 | 103,354 |
| TOTALS | 2,196 | | 2,129 | 275,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,129 | 119.5502 | 141.97 | 302,254 | 2004 | 2004 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2016 Heated Area: 2100 HX Base Yr 2016




710 STANLEY DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,051 |
| TOTAL MARKET OB/XF VALUE | | 988 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 501,039 |
| SOH/AGL Deduction | | 244,509 |
| ASSESSED VALUE | | 256,530 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 206,530 |
| TOTAL JUST VALUE | | 501,039 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 434,826 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042176 | OTHER | 1,000 | 11/18/2004 |
| 20040616 | NEW CONSTR | 145,000 | 03/30/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1970/1818 | 3/27/2015 | WD | Q | I | 01 | 282,500 |
| GRANTOR: HARTER LISA MULLIS | | | | | | |
| GRANTEE: PERRY JASON D & MEL | | | | | | |
| 0980/1083 | 4/10/2001 | WD | Q | V | | 30,000 |
| GRANTOR: LEAHY MICHAEL VINCENT | | | | | | |
| GRANTEE: HARTER LISA MULLIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W14 N26 W16 S32 W14 S16 E14 FOP=[YR=2004] S6 E16 N6 W16$ E30 N22$ PTR=E15 FUS=[YR=2004] E14 N6 E16 S6 E14 S16 W44 N16$ 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 | 100 | 45 | 14 | 630.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 819 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 4 | 10 | 40.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 96 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 3 | 7 | 21.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 24 | 50 | |
| 4 | 1243 | WD DECK F | 0 | 100 | 2 | 6 | 12.00 | SF | 8.00 | 8.00 | 100 | 2004 | 2004 | 3 | 24 | 23 | |

## LAND DESCRIPTION

TOTAL OB/XF 988

| 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 | 177.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 225,000.00 | 225,000.00 | 225,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS