LOT 26
IN OR 1105/1683
FOREST HILLS #1 PB 2/76

PITTS JAMIE L
516 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

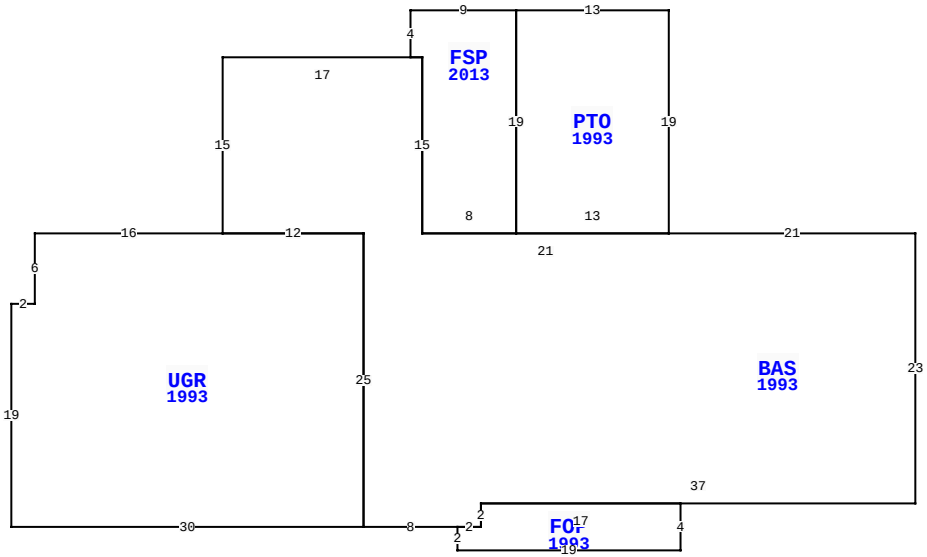
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	105,953
FOP	72	30	22	1,719
FSP	156	40	62	4,845
PTO	247	5	12	938
UGR	738	45	332	25,941
TOTALS	2,569		1,784	139,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	117.0000	105.59	188,373	1954	1970	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1356 HX Base Yr 2003



516 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		139,396
TOTAL MARKET OB/XF VALUE		12,281
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		376,677
SOH/AGL Deduction		221,689
ASSESSED VALUE		154,988
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		99,988
TOTAL JUST VALUE		376,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991220	REMODEL	8,700	09/09/1999
7963	REPAIR/RRF	5,290	11/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/1683	1/07/2003	WD	U	I	07	100
GRANTOR: MCDONALD MARK A & CLA						
GRANTEE: PITTS JAMIE L						
1085/0177	10/04/2002	WD	Q	I		126,000
GRANTOR: MCDONALD MARK & CLAUD						
GRANTEE: PITTS JAMIE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N19 W13 FSP=[YR=2013] W9 S4 E1 S15 E8 N19 $ S19 E13 $ W21 N15 W17 S15 UGR=[YR=1993] W16 S6 W2 S19 E30 N25 W12 $ E12 S25 E8 FOP=[YR=1993] S2 E19 N4 W17 S2 W2 $ E2 N2 E37 N23 $.

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	0861	POOL GUNIT	0	100	33	14	450.00	SF	85.00	85.00	100	1980	1980	3	20	7,650	
2	0845	KOOL DECK	0	100	0	0	820.00	SF	7.25	7.25	100	1980	1980	3	35	2,081	
3	0810	CONCRETE A	0	100	0	0	1,088.00	SF	6.50	6.50	100	1980	1980	3	35	2,475	
4	0825	BRICK	0	100	2	4	8.00	SF	12.50	12.50	100	1980	1980	3	75	75	

LAND DESCRIPTION

TOTAL OB/XF 12,281

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	194.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS