LOT 32
FOREST HILLS 1 PB 2/76

IVEY WILLIAM BERRY
414 STANLEY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

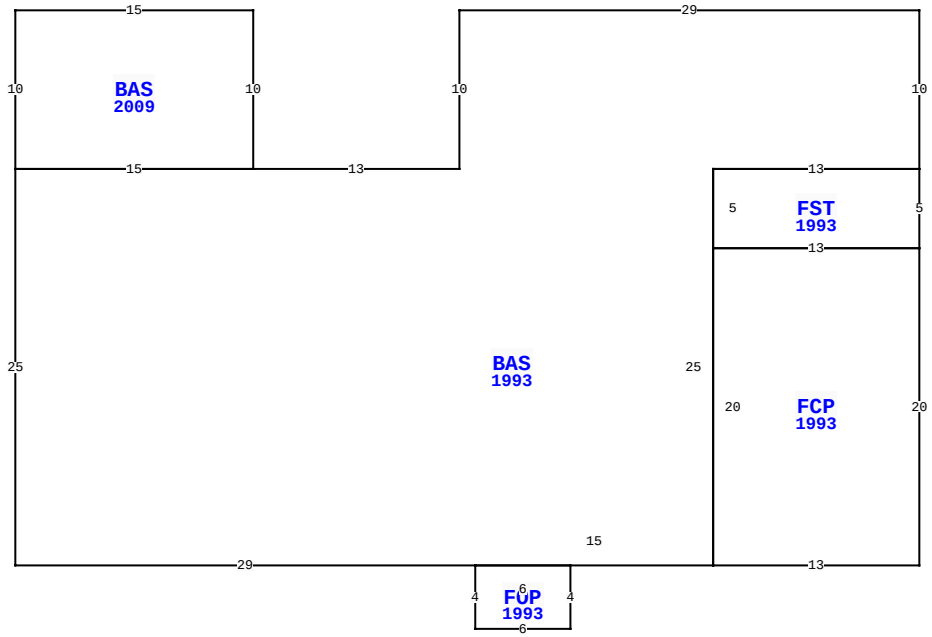
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1,390	204,457
BAS	150	100	150	22,064
FCP	260	25	65	9,561
FOP	24	30	7	1,030
FST	65	55	36	5,295
TOTALS	1,889		1,648	242,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,648	129.0300	153.22	252,507	1952	2013	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 0 Heated Area: 1540 HX Base Yr



414 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		242,407
TOTAL MARKET OB/XF VALUE		3,163
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		470,570
SOH/AGL Deduction		349,656
ASSESSED VALUE		120,914
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,914
TOTAL JUST VALUE		470,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984141	NEW BATH	5,000	08/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1432	3/07/2023	WD	Q	I	01	600,000
GRANTOR: OLIVER CHRISTINE L MC						
GRANTEE: IVEY WILLIAM BERRY						
2091/0954	12/29/2016	QC	U	I	11	100
GRANTOR: OLIVER ERIC E						
GRANTEE: OLIVER CHRISTINE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S10 W13 BAS=[YR=2009] N10W15S10E15$W15 S25 E29 FOP=[YR=1993] S4 E6 N4W6$ E15 FCP=[YR=1993] E13 N20 FST=[YR=1993] N5 W13 S5E13$ W13S20$ N25 E13 N10$.

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	0	0	990.00	SF	6.50	6.50	100	1952	1952	3	20	1,287	
2	1125	CB/STC 6"	0	100	0	0	188.00	SF	7.35	7.35	100	1952	1952	3	20	276	
3	1242	WD DECK A	0	100	0	0	800.00	SF	10.00	10.00	100	2000	2000	3	20	1,600	

LAND DESCRIPTION

TOTAL OB/XF 3,163

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	90.00	230.00	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