LOT 115
IN OR 1026/522
FOREST HILLS # 2 PB 2/77

STRASSNER DEAN E
900 STANLEY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
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		4 100
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

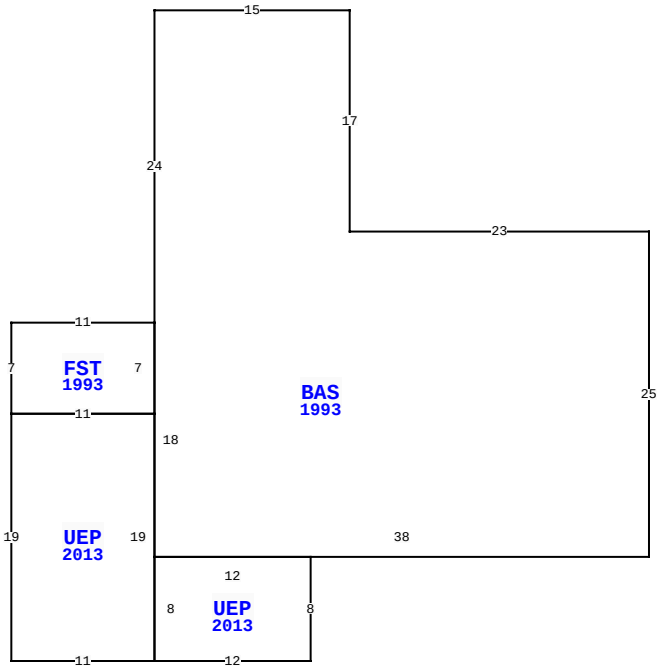
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1,205	93,032
FST	77	55	42	3,243
UEP	96	60	58	4,478
UEP	209	60	125	9,650
TOTALS	1,587		1,430	110,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	107.4000	96.93	138,610	1952	1980	0	0	0	20.35	79.65

1 SINGLE FAM – 100% - 2002 Heated Area: 1205 HX Base Yr 2002



900 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		110,403
TOTAL MARKET OB/XF VALUE		16,578
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		351,981
SOH/AGL Deduction		225,442
ASSESSED VALUE		126,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,539
TOTAL JUST VALUE		351,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222115	ADDITION	0	04/22/2022
20120031	REMODEL	600	01/10/2012
20111985	REMODEL	11,104	11/04/2011
20070377	XFOB	2,000	03/01/2007
20062534	XFOB	0	10/30/2006
20060625	REPAIR/RRF	2,200	03/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0522	12/20/2001	WD	Q	I		75,000
GRANTOR: GALPHIN CAROLYN TRUST						
GRANTEE: STRASSNER DEAN E						
0850/1333	9/30/1998	WD	U	I	01	100
GRANTOR: GALPHIN CAROLYN M						
GRANTEE: GALPHIN CAROLYN TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N17 W15 S24 FST=[YR=1993] W11 S7
UEP=[YR=2013] S19 E11 UEP=[YR=2013] E12 N8 W12 S8$ N19 W11 $
E11 N7$ S18 E38 N25$.

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
2	0812	CONCRETE C	0	100	0	0	2,083.00	SF	4.00	4.00	100	2000	2000	3	80	6,666	
3	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2007	2007	3	35	1,540	
4	0510	GARAGE WD-	0	100	20	23	460.00	SF	35.00	35.00	100	2007	2007	3	52	8,372	

LAND DESCRIPTION

TOTAL OB/XF 16,578

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	95.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 06/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS