

LOT 120
FOREST HILLS 2 PB 2/77

SHARER MARY ANNE L/E/
808 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128B-0120-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																																																																																	
Exterior Wall	15	CONC BLOCK 60	0100	01	1,721	109.5350	98.86	170,138	1952	2000	0	0	0	10.80	89.20	VALUATION BY STANDARD																																																																																
Exterior Wall	10	ABOVE AVG 40	1 SINGLE FAM - 100% - 2019													Heated Area: 1280 HX Base Yr 2019																																																																																
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:																																																																																
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 151,763																																																																																
Interior Wall	03	PLASTER 60														TOTAL MARKET OB/XF VALUE 2,677																																																																																
Interior Wall	05	DRYWALL 40														TOTAL LAND VALUE - MARKET 225,000																																																																																
Interior Floor	11	CLAY TILE 50														TOTAL MARKET VALUE 379,440																																																																																
Interior Floor	14	CARPET 50														SOH/AGL Deduction 245,046																																																																																
Air Condition	03	CENTRAL 100														ASSESSED VALUE 134,394																																																																																
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 50,000																																																																																
Bedrooms	3	100														BASE TAXABLE VALUE 84,394																																																																																
Bathrooms	2	100														TOTAL JUST VALUE 379,440																																																																																
Frame	03	MASONRY 100	NCON VALUE 0																																																																																													
Stories	1.	1. 100	INCOME VALUE																																																																																													
Units	0	100	PREVIOUS YEAR MKT VALUE 328,911																																																																																													
BUD8 Adjustme	02	DIST FB 100	<table><thead><tr><th>PERMIT NUM</th><th>DESCRIPTION</th><th>AMT</th><th>ISSUED</th></tr></thead><tbody><tr><td>20132760</td><td>SIDING</td><td>6,000</td><td>12/05/2013</td></tr><tr><td>20101024</td><td>GAS</td><td>400</td><td>06/21/2010</td></tr><tr><td>20100715</td><td>REMODEL</td><td>750</td><td>05/04/2010</td></tr><tr><td>20100627</td><td>TEMP POLE</td><td>300</td><td>04/09/2010</td></tr><tr><td>20100484</td><td>REMODEL</td><td>750</td><td>03/24/2010</td></tr><tr><td>20100430</td><td>REPAIR/RRF</td><td>3,000</td><td>03/01/2010</td></tr><tr><th colspan="4">SALES DATA</th></tr><tr><td>OFF RECORD Number</td><td>DATE</td><td>TYPE INST</td><td>Q U</td><td>V I</td><td>RSN CD</td><td>SALE PRICE</td></tr><tr><td>2620/0941</td><td>2/09/2023</td><td>QC</td><td>U</td><td>I</td><td>11</td><td>100</td></tr><tr><td colspan="7">GRANTOR: SHARER MARY ANNE</td></tr><tr><td colspan="7">GRANTEE: WAIKART DAVID M</td></tr><tr><td>2591/1099</td><td>6/30/2022</td><td>QC</td><td>U</td><td>I</td><td>11</td><td>85,000</td></tr><tr><td colspan="7">GRANTOR: PETTY GUY E</td></tr><tr><td colspan="7">GRANTEE: SHARER MARY ANNE</td></tr></tbody></table>													PERMIT NUM	DESCRIPTION	AMT	ISSUED	20132760	SIDING	6,000	12/05/2013	20101024	GAS	400	06/21/2010	20100715	REMODEL	750	05/04/2010	20100627	TEMP POLE	300	04/09/2010	20100484	REMODEL	750	03/24/2010	20100430	REPAIR/RRF	3,000	03/01/2010	SALES DATA				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2620/0941	2/09/2023	QC	U	I	11	100	GRANTOR: SHARER MARY ANNE							GRANTEE: WAIKART DAVID M							2591/1099	6/30/2022	QC	U	I	11	85,000	GRANTOR: PETTY GUY E							GRANTEE: SHARER MARY ANNE						
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Occupancy	00	NONE 100	BAS 1993																																																																																													
Quality	02	Quality Level 02	FCP 1993																																																																																													
DOR CODE	0100	SINGLE FAMILY	FOP 2010																																																																																													
MAP NUM		MKT AREA	01																																																																																													
NEIGHBORHOOD/LOC	1007.00		BAS 1993																																																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																												
BAS	1,150	100	1,150	101,411																																																																																												
BAS	130	100	130	11,464																																																																																												
FCP	246	25	62	5,467																																																																																												
FEP	435	80	348	30,687																																																																																												
FOP	91	30	27	2,381																																																																																												
FOP	15	30	4	352																																																																																												
TOTALS	2,067		1,721	151,763																																																																																												
EXTRA FEATURES					808 STANLEY DR, FERNANDINA BEACH																																																																																											
L N	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	0940	SHEDS/PORT	0 100	8 10	80.00	SF	30.00	30.00	100	1995	1995	3	20	480																																																																																		
2	0810	CONCRETE A	0 100	54 10	540.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,737																																																																																		
3	0962	SKYLIGHT	0 100	0 0	2.00	UT	250.00	250.00	100	2010	2010	3	92	460																																																																																		
LAND DESCRIPTION																																																																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75.00	178.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																																																																															
REVIEW DATE 09/11/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																																																																																