

LOT 179
IN OR 1666/1570
GA FDNA BEACH #2 UNR

MAULSBY PATRICIA L & KENNETH M SR
1098 TRAPPERS TRAIL LOOP
CHAMPIONS GATE, FL 33896

2023

00-00-31-134B-0179-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	850	100	850	95,928
HXB	850	100	850	95,928
HXG	632	55	348	39,274
HXP	40	30	12	1,355
HXP	254	30	76	8,577
UOP	150	20	30	3,386

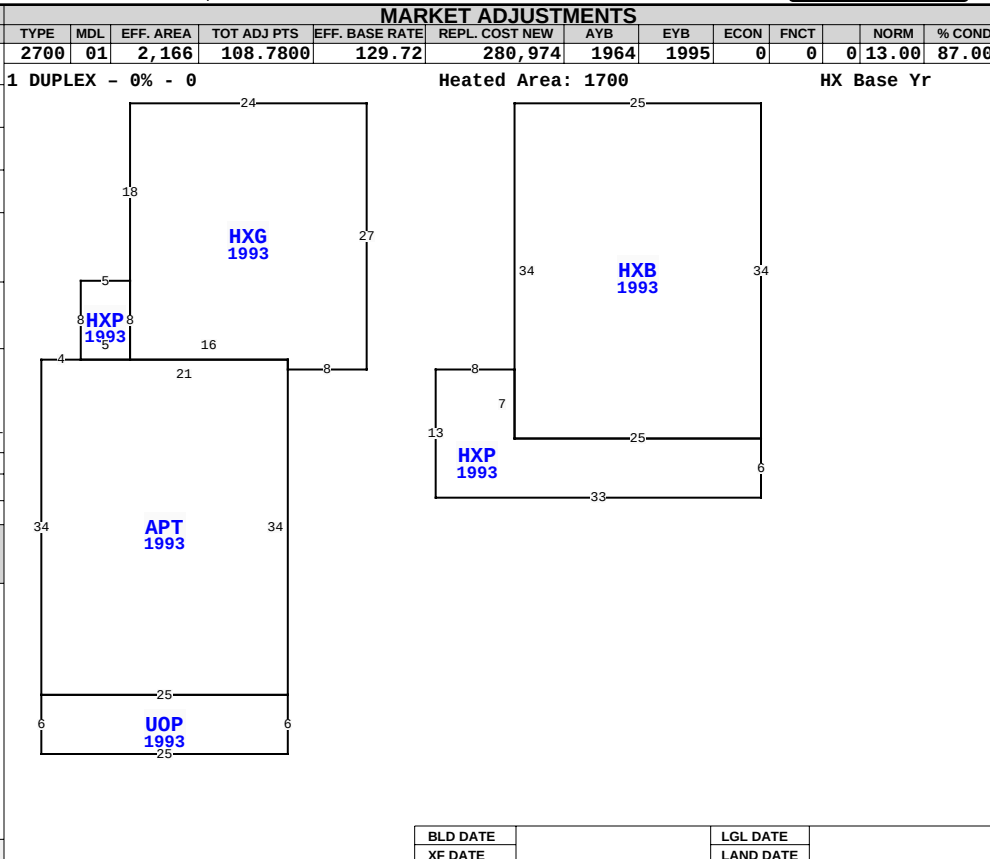
TOTALS	2,776		2,166	244,447
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EXTRA FEATURES

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	0810	CONCRETE A	0	0	6	25	150.00	SF	6.50	6.50	100	1994	1994	3	70	683	
2	0810	CONCRETE A	0	0	13	10	130.00	SF	6.50	6.50	100	1994	1994	3	70	592	
3	0810	CONCRETE A	0	0	10	16	160.00	SF	6.50	6.50	100	1994	1994	3	70	728	
4	1241	WD DECK G	0	0	0	0	296.00	UT	17.25	17.25	100	2010	2010	3	64	3,268	
5	1241	WD DECK G	0	0	6	4	24.00	UT	11.50	11.50	100	1993	1993	3	20	55	
6	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2010	2010	3	64	294	

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							



835 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		244,447
TOTAL MARKET OB/XF VALUE		5,620
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		500,067
SOH/AGL Deduction		87,250
ASSESSED VALUE		412,817
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		412,817
TOTAL JUST VALUE		500,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121104	H/AC	5,000	06/12/2012
20120999	RELOCATE KIT.SINK	950	06/04/2012
20120847	2 - 150AMP METERS	3,000	05/14/2012
20120848	RELOCATE W/H & W/	1,175	05/14/2012
20101266	REPAIR/RRF	4,138	08/04/2010
20101102	RE-ROOF	6,400	07/07/2010

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
1666/1570	3/04/2010	WD U I	30 75,000
GRANTOR: SHEPARD JAMES FRANKLI			
GRANTEE: MAULSBY PATRICIA L			
0686/1645	8/18/1993	QC U I	18 100
GRANTOR: SHEPARD J R & LEOLA			
GRANTEE: SHEPARD JAMES F JR			

BUILDING NOTES			
BUILDING DIMENSIONS			
HXG=[YR=1993] W24 S18 HXP=[YR=1993] W5 S8 APT=[YR=1993] W4 S34 UOP=[YR=1993] S6 E25 N6 W25 \$ E25 N34 W21 \$ E5 N8 \$ S8 E16 S1 E8 N27 \$ PTR= E15 HXB=[YR=1993] E25 S34 HXP=[YR=1993] S6 W33 N13 E8 S7 E25 \$ W25 N34 \$ W15 \$.			