

N 31.85' OF LOT 250  
IN OR 2132/717  
GA FDNA BEACH #2 UNR

KENT RONALD & SUSAN A L/E/  
5707 ROYAL CREEK TRL  
KINGWOOD, TX 77345-3101

2023

00-00-31-134B-0250-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 07 | CORK/VTILE 20  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

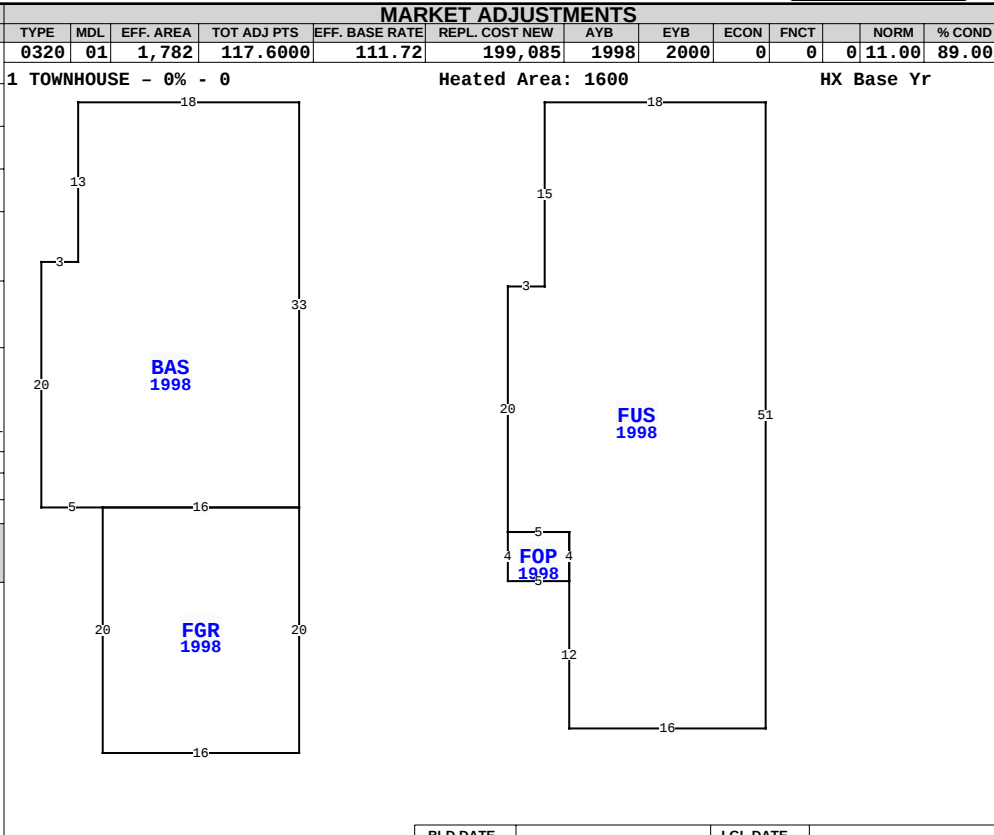
|                  |           |
|------------------|-----------|
| NEIGHBORHOOD/LOC | 1041.0100 |
|------------------|-----------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 654              | 100         | 654          | 65,028               |
| FGR       | 320              | 55          | 176          | 17,500               |
| FOP       | 20               | 30          | 6            | 596                  |
| FUS       | 946              | 100         | 946          | 94,061               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,940 |  | 1,782 | 177,186 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 10 | 18 | 180.00 | SF | 6.50  | 6.50           | 901   |
| 2              | 1241       | WD DECK G   | 0   | 0   | 8  | 16 | 128.00 | UT | 15.53 | 15.53          | 537   |
| 3              | 0819       | CONC 12"    | 0   | 0   | 4  | 5  | 20.00  | SF | 9.50  | 9.50           | 150   |
| 4              | 0810       | CONCRETE A  | 0   | 0   | 13 | 45 | 585.00 | SF | 6.50  | 6.50           | 2,928 |
| 5              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 87.00  | SF | 6.50  | 6.50           | 435   |
| 6              | 0855       | CONC PAVER  | 0   | 0   | 96 | 3  | 288.00 | SF | 7.00  | 7.00           | 1,754 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-2      | 31.00 | 100.00 | 31.00       | FF        |       |



|                                  |
|----------------------------------|
| 624 TARPON AVE, FERNANDINA BEACH |
|----------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 177,186   |  |             |
| TOTAL MARKET OB/XF VALUE  | 6,705     |  |             |
| TOTAL LAND VALUE - MARKET | 170,500   |  |             |
| TOTAL MARKET VALUE        | 354,391   |  |             |
| SOH/AGL Deduction         | 0         |  |             |
| ASSESSED VALUE            | 354,391   |  |             |
| TOTAL EXEMPTION VALUE     | 0         |  |             |
| BASE TAXABLE VALUE        | 354,391   |  |             |
| TOTAL JUST VALUE          | 354,391   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 323,720   |  |             |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20122423   | REROOF W/30YR SHN | 4,000 | 12/03/2012 |
| 972234     | NEW CONSTR        | 0     | 11/05/1997 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2132/0717                      | 6/29/2017 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: KENT RONALD J & SUSAN |           |           |     |     |        |            |  |
| GRANTEE: KENT RONALD & SUSAN   |           |           |     |     |        |            |  |
| 1398/1386                      | 3/24/2006 | WD        | Q   | I   |        | 355,000    |  |
| GRANTOR: SEWARD GENE P & ANN M |           |           |     |     |        |            |  |
| GRANTEE: KENT RONALD J & SUS   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W18 S13 W3 S20 E5 FGR=[YR=1998] S20 E16 N20 W16 \$ E16 N33 \$ PTR= E20 FUS=[YR=1998] E18 S51 W16 N12 FOP=[YR=1998] N4 W5 S4 E5 \$ N4 W5 N20 E3 N15 \$ W20 \$ . |  |  |  |  |  |  |  |  |  |  |  |