

LOT 21
L/E IN OR 1045/48
HIGHLAND OAKS PB 5/131

GORE CARROL WAYNE L/E/CARROL WAYNE GORE TRUSTEE
704 N 15TH ST
FERNANDINA BEACH, FL 32034

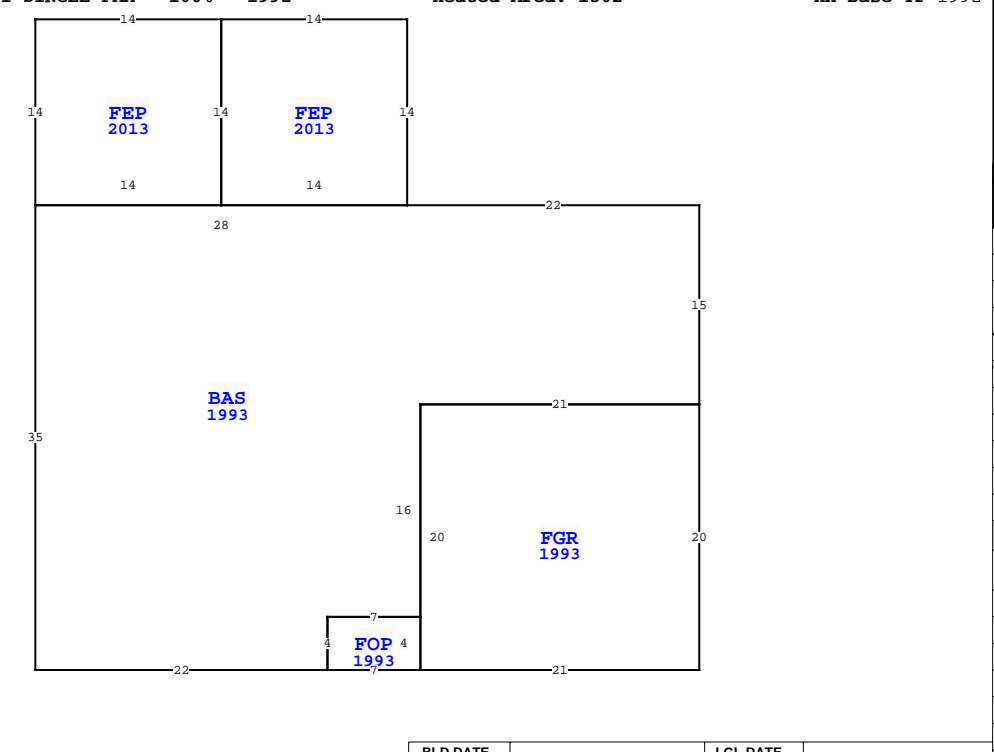
2023

00-00-31-1385-0021-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,855	107.1140	96.67	179,323	1988	1988	0	0	15.73	84.27		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		151,115	
TOTAL MARKET OB/XF VALUE		4,810	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		380,925	
SOH/AGL Deduction		254,884	
ASSESSED VALUE		126,041	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		71,041	
TOTAL JUST VALUE		380,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,462	



MAP NUM	MKT AREA			
		01		
NEIGHBORHOOD/LOC 1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	106,066
FEP	196	80	157	12,790
FEP	196	80	157	12,790
FGR	420	55	231	18,818
FOP	28	30	8	651
TOTALS	2,142		1,855	151,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052802	GARAGE	2,000	10/07/2005
4575	N/A	45,000	11/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/0048	3/21/2002	WD	U	I	18	100
GRANTOR: GORE CARROL WAYNE						
GRANTEE: GORE CARROL WAYNE T						
0630/1087	7/11/1991	WD	Q	I		79,000
GRANTOR: MANLEY WM & JANE						
GRANTEE: GORE WAYNE						

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	100	0	848.00	SF	6.50	6.50	100	1988	1988	3	57	3,142	
3	0810	CONCRETE A	0	100	0	66.00	SF	6.50	6.50	100	2000	2000	3	80	343	
4	0940	SHEDS/PORT	0	100	16	128.00	SF	30.00	30.00	100	2005	2005	3	27	1,037	
5	0940	SHEDS/PORT	0	100	8	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	

LAND DESCRIPTION														TOTAL OB/XF										
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	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

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1	000100	C	SFR	100	0006	R-1	80.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							