PT OF LOT 12
IN OR 2477/199
PRTY WALL & COMMON MAINTENANCE

PEEBLES SALLY MCLEOD KENT
4304 FOREST PARK RD
JACKSONVILLE, FL 32210

2023

00-00-31-1390-0012-0020

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

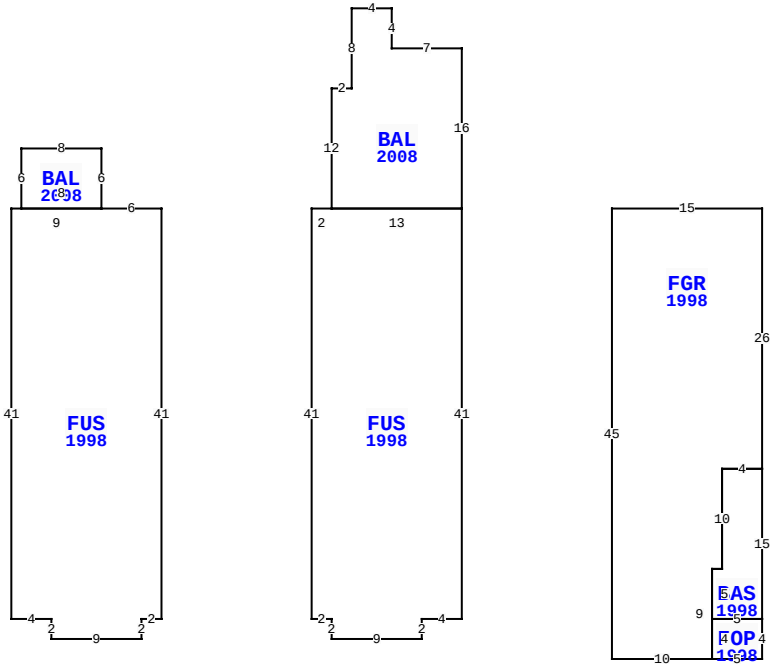
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	7	888
BAL	216	15	32	4,059
BAS	65	100	65	8,245
FGR	590	55	324	41,099
FOP	20	30	6	761
FUS	633	100	633	80,294
FUS	633	100	633	80,294
TOTALS	2,205		1,700	215,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,700	150.8760	143.33	243,661	1998	1998	0	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1331 HX Base Yr



2976 1ST AV, 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	215,640
TOTAL MARKET OB/XF VALUE	2,848
TOTAL LAND VALUE - MARKET	192,000
TOTAL MARKET VALUE	410,488
SOH/AGL Deduction	0
ASSESSED VALUE	410,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,488
TOTAL JUST VALUE	410,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081109	H/AC	2,000	07/02/2008
B983350	NEW CONSTR	66,657	03/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/0199	7/01/2021	WD	Q	I	01	580,000
GRANTOR: FRATINO KATHY						
GRANTEE: PEEBLES SALLY MCLEO						
2286/0660	6/28/2019	WD	Q	I	02	328,000
GRANTOR: BRIAR LOCK PROPERTIES						
GRANTEE: FRATINO KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1998] W6 BAL=[YR=2008] N6 W8 S6 E8 $ W9 S41 E4 S2 E9 N2 E2 N41 $ PTR= E15 FUS=[YR=1998] E2 BAL=[YR=2008] N12 E2 N8 E4 S4 E7 S16 W13$ E13 S41 W4 S2 W9 N2 W2 N41$ W15 PTR= E45 FGR=[YR=1998] E15 S26 BAS=[YR=1998] W4 S10 W1 S5 FOP=[YR=1998] S4 E5 N4 W5 $ E5 N15 $ W4 S10 W1 S9 W10 N45 $ W45 $.

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
1	0810	CONCRETE A	0	0	0	0	527.00	SF	6.50	6.50	100	1998	1998	3	77	2,638	
2	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50	6.50	100	1998	1998	3	77	210	

LAND DESCRIPTION

TOTAL OB/XF 2,848

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	0			32.00	121.00	32.00	FF		1.00	1.00	1.50	4,000.00	6,000.00	192,000							

REVIEW DATE 05/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 192,000 Market: 0 Agricultural: 0 Common: 192,000 PRINTED 08/02/2023 BY SYS