

BLOCK 5 N50 FT OF LOT 5
IN OR 1529/1465
INTERLACHEN-BY-THE-SEA PB 5/21

BOAZ STEVEN A & PAMELA R
300 HORSE CREEK DRIVE
CHATTANOOGA, TN 37405

2023

00-00-31-1400-0005-0051



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		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
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	44	15	7	1,044
BAL	144	15	22	3,280
BAS	1,272	100	1,272	189,630
FCP	432	25	108	16,101
FOP	24	30	7	1,044
FOP	288	30	86	12,821
STR	109	10	11	1,640
UST	88	45	40	5,963
TOTALS	2,401		1,553	231,521

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	0	750.00	SF	6.50	6.50	100	1978	1978	3	30	1,463	
2	0416	DUNEWALKS	0	0	76	4	304.00	SF	15.00	100	1996	1996	3	20	912	
3	0810	CONCRETE A	0	0	54	8	432.00	SF	6.50	100	1996	1996	3	73	2,050	
4	0961	H-SHUTTERS	0	0	0	5.00	UT	576.00	576.00	100	2011	2011	3	98	2,822	

LAND DESCRIPTION			TOTAL OB/XF 7,247													
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
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00

REVIEW DATE	01/26/2017	BY	DJX	Total Acres:	0.00	Total Land Value:	700,000	Market:	0	Agricultural:	0	Common:	700,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,553	116.8920	166.57	258,683	1978	2000	0	0	10.50	89.50
1 SFR CUST - 0% - 0											
Heated Area: 1272 HX Base Yr											

1338 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	231,521		
TOTAL MARKET OB/XF VALUE	7,247		
TOTAL LAND VALUE - MARKET	700,000		
TOTAL MARKET VALUE	938,768		
SOH/AGL Deduction	172,428		
ASSESSED VALUE	766,340		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	766,340		
TOTAL JUST VALUE	938,768		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	928,165		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112176	XFOB	3,400	12/07/2011
20112164	ELEC OTHER	200	12/06/2011
20112120	REPAIR/RRF	600	11/23/2011
20112023	REMODEL	18,000	11/09/2011
20101045	XFOB	2,575	06/25/2010
969561	REPAIR/RRF	9,500	01/30/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/1465	10/09/2007	QC	U	I	01	100
GRANTOR: BOAZ STEVEN A & PAMEL						
GRANTEE: BOAZ STEVEN A & PAM						
0629/1166	6/27/1991	WD	U	I	12	170,000
GRANTOR: CUMMINGS ALFRED A W						
GRANTEE: BOAZ STEVEN & PAMEL						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAL=[YR=1994] W12FOP=[YR=1994] W24 S12 BAS=[YR=1993] S36 E12 BAL=[YR=1994] S4 STR=[YR=1994] S6W6S5E17N5W7N6W4\$ E11 N4W2 FOP=[YR=1993] N4W6S4E6\$ W9\$ E3 N4E6S4E15N36W36\$ E24N12\$ S12 E12N12\$ PTR= S12W46 FCP=[YR=1993] W12S4 UST=[YR=1993] W11S8E11N8\$ S32 E12N36\$ E46N12\$.			