

SEBAN DONALD F & MARILYN J
1619 N FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1401-007A-09A1

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 60

Exterior Wall23REINF CONC 40

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall06CUST PANEL 60

Interior Wall04PLYWOOD 40

Interior Floor14CARPET 50

Interior Floor15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms2100

Frame04REIN CONC 100

Stories2.2.100

Units0100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1056.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

APT800100800102,970

HXB1,0751001,075138,367

HXG2005511014,158

HXP5673017021,881

HXU5755313,990

TOTALS2,6992,186281,367

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

2700012,186132.4323157.93345,235197219850018.5081.50

1 DUPLEX - 63.4% - 2005Heated Area: 1875HX Base Yr 2005

BLD DATE07/15/2014KKLGL DATE

XF DATELAND DATE

INC DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100001,766.00SF6.506.50100197219723242,755

20504FP-ELECTRI0100001.00UT2,000.002,000.0010019721972332640

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE281,367

TOTAL MARKET OB/XF VALUE3,395

TOTAL LAND VALUE - MARKET558,000

TOTAL MARKET VALUE842,762

SOH/AGL Deduction483,947

ASSESSED VALUE358,815

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE308,815

TOTAL JUST VALUE842,762

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE607,514

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CDPRICE SALE

0880/07114/26/1999WDQ Q I197,000

GRANTOR: BENNETT THOMAS P & MA

GRANTEE: SEBAN DONALD F & MA

0794/15755/29/1997WDQ Q I197,000

GRANTOR: LARRY WILLIAMS INC

GRANTEE: BENNETT THOMAS P &

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] L11 U10 W15 D10 L11 HXP=[YR=1993] U3 L4 S21 D16 R10 E25 R10 U16 N21 L4 D3 S15 L11 D10 W15 U10 L11 N15 \$ S15 R11 D10 E15 U10 R11 N15 \$ PTR= S60 APT=[YR=1993] U11 L10 W15 L10 D11 S15 E5 HXG=[YR=1993] R5 D10 HXU=[YR=1993] L4 D3 E23 U3 L4 W15\$ E15 U10 R5 W25 \$ E30 N15 \$N60 \$.

LAND DESCRIPTION

TOTAL OB/XF3,395

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000800CMULTI-FAM100000662.0095.0062.00FF1.001.001.009,000.009,000.00558,000

REVIEW DATE09/23/2019BY DJA

Total Acres: 0.00Total Land Value: 558,000Market: 0Agricultural: 0Common: 558,000PRINTED 08/02/2023 BY SYS