

LOT 2
IN OR 1330/644
INGRAM DUNES PB 5/217

GODBOLE BHUSHAN A & RASHMI B
3140 SR 13
ST JOHNS, FL 32259

2023

00-00-31-140G-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

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

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,064	100	1,064	115,950
HXB	1,592	100	1,592	173,489
HXG	528	55	290	31,603
HXP	488	30	146	15,911
HXY	558	15	84	9,154

TOTALS	4,230		3,176	346,106
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	85	20	1,700.00	SF	6.50
3	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50
4	1241	WD DECK G	0	0	4	20	80.00	UT	11.50
5	1076	TRELLIS A	0	0	10	20	200.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006	R-2	71.00	105.00	71.00

REVIEW DATE	04/30/2018	BY	DJX
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,176	105.3400	125.62	398,969	1991	1995	0	0	0	13.25	86.75
1 DUPLEX - 0% - 0												
Heated Area: 2656												
HX Base Yr												

725 TARPON AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	0	85	20	1,700.00	SF	6.50	6.50	100	1991	1991	3	64	7,072	
3	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50	6.50	100	1991	1991	3	64	616	
4	1241	WD DECK G	0	0	4	20	80.00	UT	11.50	11.50	100	1991	1991	3	20	184	
5	1076	TRELLIS A	0	0	10	20	200.00	SF	7.50	7.50	100	1991	1991	3	20	300	

TOTAL OB/XF									
10,692									

Total Acres:	0.00	Total Land Value:	365,650	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					346,106				
TOTAL MARKET OB/XF VALUE					10,692				
TOTAL LAND VALUE - MARKET					365,650				
TOTAL MARKET VALUE					722,448				
SOH/AGL Deduction					183,285				
ASSESSED VALUE					539,163				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					539,163				
TOTAL JUST VALUE					722,448				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					582,614				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121388	H/AC	3,600	07/12/2012
20041855	REROOF W/30YR SHN	3,000	10/13/2004
20021761	CHNGE OUT 200 AMP	1,000	10/10/2002
10433	REMODEL	0	04/17/1997
6745	ADDITION	3,000	09/20/1991
6375	NEW CONSTR	66,000	02/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1330/0644	7/01/2005	WD	Q	I		455,000	
GRANTOR: PLEWS SUSAN M							
GRANTEE: GODBOLE BHUSHAN A &							
1330/0643	7/01/2005	QC	U	I	06	100	
GRANTOR: PLEWS DAVID F							
GRANTEE: PLEWS SUSAN M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
APT=[YR=1993] W40 S18 HXG=[YR=1993] S22 E24 N22 W24 \$ E24 S22 HXP=[YR=1993] S10E16 U10 R10 N27W10S23 L4 D4 W12\$ E12 U4 R4 N36\$ PTR=E25 HXB=[YR=1993] S40E14 HXY=[YR=1993] S10E26 R10 U10 N24W10S20 D4 L4 W22\$ E22 U4 R4 N36 W40\$ W25\$.									