

BLOCK 5 LOT 20
IN OR 2063/710
LAKEWOOD #3 PB 5/193-194

CLARK BRANDT D & JENNA ABBIE ROSE
2311 SUSSEX DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0005-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

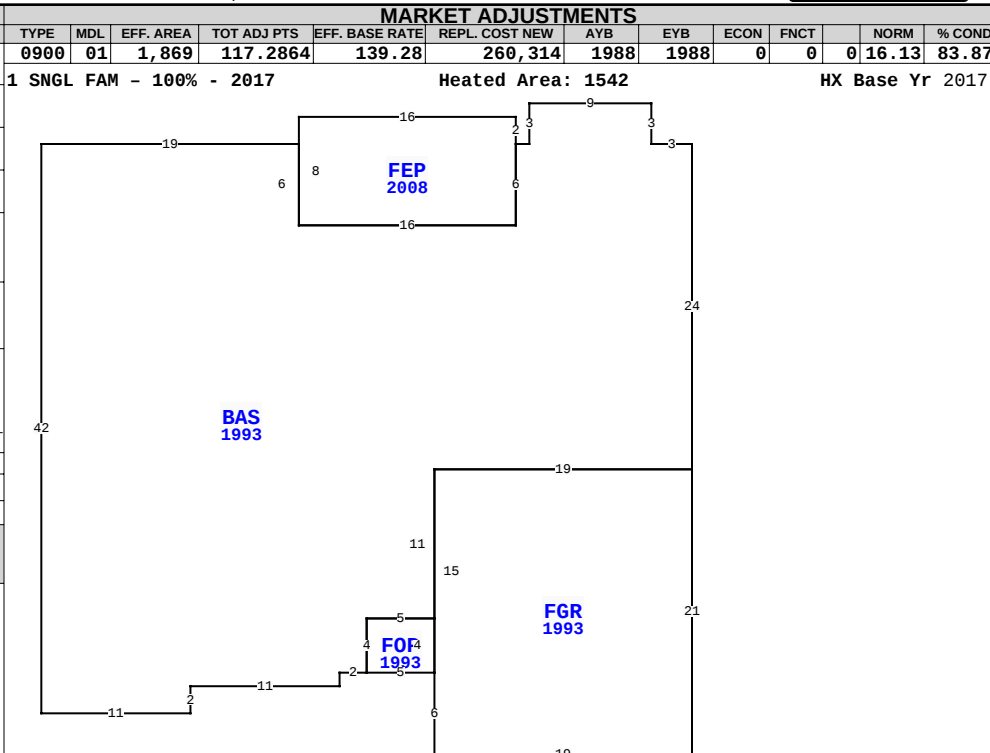
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	180,128
FEP	128	80	102	11,915
FGR	399	55	219	25,582
FOP	20	30	6	701

TOTALS	2,089	1,869	218,325
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	12	18	216.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	12/30/2019	BY	DJA
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2311 SUSSEX LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1988	1988	3	57	1,850	
100	1988	1988	3	57	144	
100	1988	1988	3	66	2,310	
100	2016	2016	3	78	1,685	

TOTAL OB/XF									
5,989									

Total Acres: 0.00	Total Land Value: 130,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					218,325				
TOTAL MARKET OB/XF VALUE					5,989				
TOTAL LAND VALUE - MARKET					130,000				
TOTAL MARKET VALUE					354,314				
SOH/AGL Deduction					143,770				
ASSESSED VALUE					210,544				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					160,544				
TOTAL JUST VALUE					354,314				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					358,750				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090424	REPAIR/RRF	7,300	04/08/2009
4924	NEW CONSTR	52,255	07/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2063/0710	7/27/2016	WD	Q	I	01	225,000	
GRANTOR: BURNEY JENNIFER L							
GRANTEE: CLARK BRANDT DANIEL							
2063/0708	7/27/2016	QC	U	I	11	100	
GRANTOR: KEELING ROBERT D &							
GRANTEE: BURNEY JENNIFER L F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 N3 W9 S3 W1 FEP=[YR=2008] N2 W16 S8 E16 N6\$ S6 W16 N6 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N24\$.									