BLOCK 5 LOT 22
IN OR 1925/1250
LAKEWOOD #3 PB 5/193 & 194

VERRIER TRACEY H
2331 SUSSEX DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143A-0005-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

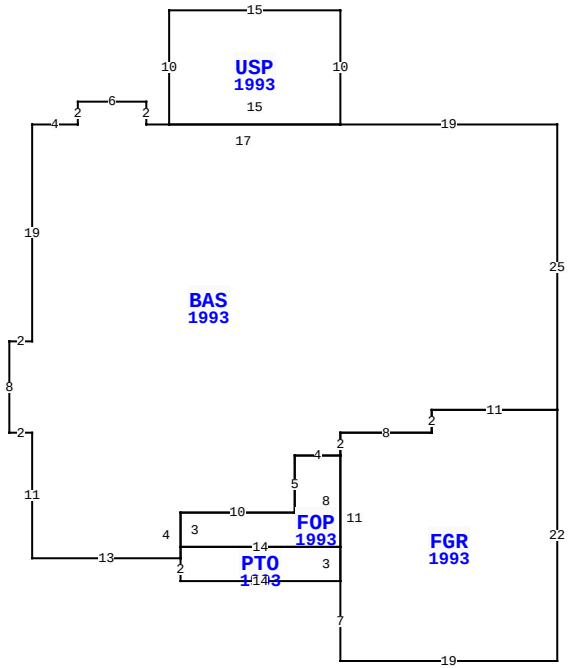
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,469	100	1,469	179,616
FGR	402	55	221	27,022
FOP	62	30	19	2,323
PTO	42	5	2	244
USP	150	30	45	5,502
TOTALS	2,125		1,756	214,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,756	120.1200	142.64	250,476	1993	1993	0	0	0	14.28	85.72

1 SNGL FAM – 100% - 2015 Heated Area: 1469 HX Base Yr 2015



2331 SUSSEX LN, 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		214,708
TOTAL MARKET OB/XF VALUE		2,515
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		347,223
SOH/AGL Deduction		161,865
ASSESSED VALUE		185,358
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,358
TOTAL JUST VALUE		347,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130098	REPAIR/RRF	7,000	01/14/2013
7816	ADDITION	1,575	07/19/1993
7575	NEW CONSTR	58,070	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1925/1250	5/30/2014	WD	Q	I	01	185,000
GRANTOR: SEABROOKE GREGORY L &						
GRANTEE: VERRIER TRACEY H						
1225/1774	4/28/2004	WD	U	I	07	100
GRANTOR: FRANZ CHARLES W & FRA						
GRANTEE: SEABROOKE GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=1993] N10 W15 S10 E15$ W17 N2 W6 S2 W4 S19 W2 S8 E2 S11 E13 PTO=[YR=1993] S2 E14 FGR=[YR=1993] S7 E19N22 W11 S2 W8 S2 FOP=[YR=1993] W4 S5 W10S3 E14 N8$ S11$ N3 W14 S1$ N4 E10 N5 E4 N2 E8 N2 E11 N25$.

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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1993	1993	3	68	2,206	
2	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	1993	1993	3	68	309	

LAND DESCRIPTION

TOTAL OB/XF 2,515

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 04/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS