LOT 43
IN OR 1027/1804
LAKEWOOD #4 PB 5/245

SPARROW LLOYD K & JOANNE D
2153 US HWY 395 N
MINDEN, NV 89423

2023

00-00-31-143B-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

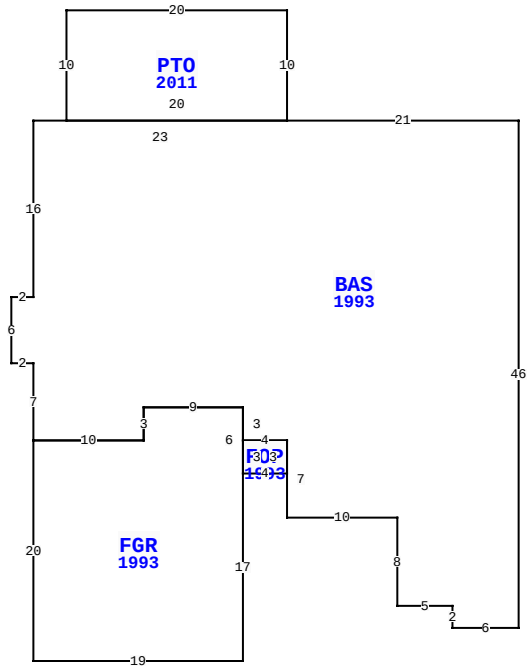
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,508	100	1,508	190,364
FGR	407	55	224	28,277
FOP	12	30	4	505
PTO	200	5	10	1,262
TOTALS	2,127		1,746	220,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,746	124.7400	148.13	258,635	1992	1992	0	0	0	14.78	85.22

1 SNGL FAM – 0% - 0 Heated Area: 1508 HX Base Yr



2130 CAPTAIN KIDD DR, 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	220,409
TOTAL MARKET OB/XF VALUE	5,964
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	356,373
SOH/AGL Deduction	62,634
ASSESSED VALUE	293,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,739
TOTAL JUST VALUE	356,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121791	SIDING	4,000	08/30/2012
20121132	ROOF	5,000	06/15/2012
M014913	H/AC	0	03/01/2001
7328	NEW CONSTR	68,075	09/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/1804	12/31/2001	WD	Q	I		149,000
GRANTOR: PETREA TODD & KELLY C						
GRANTEE: SPARROW LLOYD KEITH						
0948/1586	9/11/2000	PR	U	I	07	100
GRANTOR: CAVALLO VINCENT G P/R						
GRANTEE: PETREA TODD & KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=2011] N10 W20 S10 E20$ W23 S16 W2 S6 E2 S7 FGR=[YR=1993] S20 E19 N17 FOP=[YR=1993] E4 N3 W4 S3$ N6 W9 S3 W10$ E10 N3 E9 S3 E4 S7 E10 S8 E5 S2 E6 N46$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	0	0	0	1,278.00	SF	4.00	4.00	100	1992	1992	3	66	3,374	

LAND DESCRIPTION

TOTAL OB/XF 5,964

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS