LOT 47 MILITARY
IN OR 667 PG 538
LAKEWOOD #4 PB 5/245

ABAN EDWARD EBREO & LIVIA A
7945 SW SANTOLINA PLACE
BEAVERTON, OR 97008

2023

00-00-31-143B-0047-0000

BUILDING CHARACTERISTICS

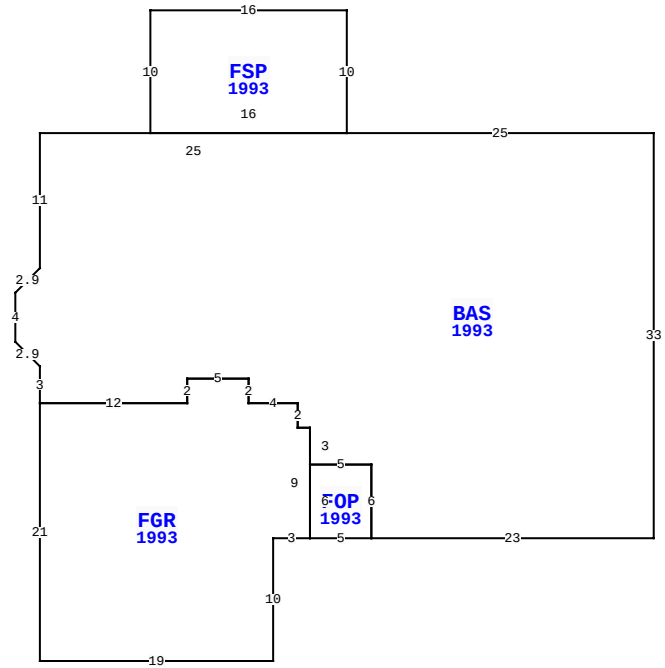
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,382	100	1,382	167,746
FGR	440	55	242	29,374
FOP	30	30	9	1,092
FSP	160	40	64	7,768
TOTALS	2,012		1,697	205,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,697	119.9000	142.38	241,619	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 1382 HX Base Yr



2210 CAPTAIN KIDD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,980
TOTAL MARKET OB/XF VALUE	5,037
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	341,017
SOH/AGL Deduction	60,276
ASSESSED VALUE	280,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,741
TOTAL JUST VALUE	341,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130777	ROOF	4,200	04/12/2013
B033692	REPAIR/RRF	11,000	08/18/2003
7097	NEW CONSTR	61,710	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0538	9/23/1992	WD	Q	I		84,300
GRANTOR: ATLANTIC BLDRS INC						
GRANTEE: ABAN EDWARD & LIVIA						
0593/0135	3/19/1990	WD	U	V	09	87,500
GRANTOR: SADLER DEVELOPMENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FSP=[YR=1993] N10 W16 S10 E16$ W25 S11 L2 D2 S4 R2 D2 S3 FGR=[YR=1993] S21 E19 N10 E3 FOP=[YR=1993] E5 N6 W5 S6$ N9 W1 N2 W4 N2 W5 S2 W12$ E12 N2 E5 S2 E4 S2 E1 S3 E5 S6 E23 N33$.

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	0	0	0	713.00	SF	5.20	5.20	100	1992	1992	3	66	2,447	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,037

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			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