LOT 14
IN OR 1804/394
MIRAMAR BEACH PB 2/61

HILL CURTIS V & SUSAN S
6834 RAMOTH DR
JACKSONVILLE, FL 32226

2023

00-00-31-1460-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

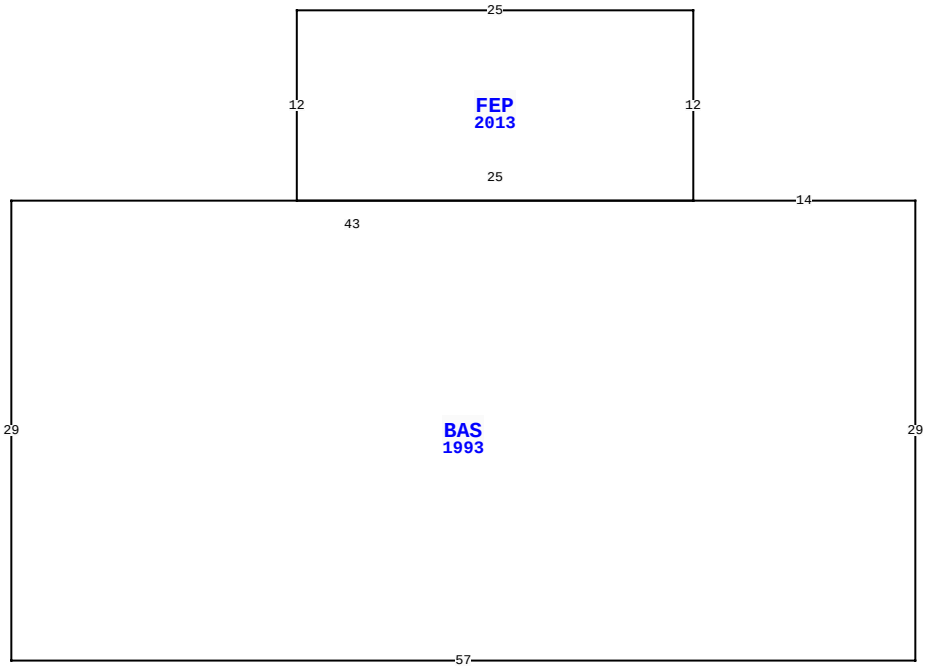
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100	1,653	226,732
FEP	300	80	240	32,919
TOTALS	1,953		1,893	259,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,893	110.6420	157.66	298,450	1978	1995	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 1653 HX Base Yr



1498 S FLETCHER AVE, 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	259,652
TOTAL MARKET OB/XF VALUE	24,970
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,409,622
SOH/AGL Deduction	50,858
ASSESSED VALUE	1,358,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,358,764
TOTAL JUST VALUE	1,409,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,408,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122518	12 WINDOWS INSTAL	6,140	12/14/2012
20121790	DOORS/WINDOWS REP	6,013	08/30/2012
20102071	CHNGE SRVC	500	12/03/2010
20081181	REPAIR/RRF	0	11/05/2009
20052194	REPAIR/RRF	0	07/11/2005
20022117	REMODEL	3,000	12/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/0394	7/25/2012	WD	Q	I	02	650,000
GRANTOR: RHODEN TINA M TRUSTEE						
GRANTEE: HILL CURTIS V & SUS						
1515/0365	7/26/2007	WD	U	I	01	100
GRANTOR: RHODEN TINA M						
GRANTEE: RHODEN TINA M TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2013] N12 W25 S12 E25$ W43 S29 E57 N29$.

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	1978	1978	3	44	1,540	
2	0812	CONCRETE C	0	0	0	0	1,440.00	SF	4.00	4.00	100	1978	1978	3	30	1,728	
4	0416	DUNEWALKS	0	0	58	3	174.00	SF	12.00	12.00	100	2005	2005	3	27	564	
5	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1978	1978	3	30	47	
6	0855	CONC PAVER	0	0	0	0	1,285.00	SF	10.00	10.00	100	2013	2013	3	95	12,208	
7	0855	CONC PAVER	0	0	0	0	935.00	SF	10.00	10.00	100	2013	2013	3	95	8,883	

LAND DESCRIPTION

TOTAL OB/XF 24,970

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	000120	C	SFR OCN FT	0	0006		75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 12/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS