LOTS 54 & S25 FT OF 55
IN OR 2303/1912
MIRAMAR BEACH PB 2/61

GIAKAS WILLIAM J & DENISE D
1652 OAKFOREST DRIVE
ROCKFORD, IL 61107

**2023**

**00-00-31-1460-0054-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2.5 | 2.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

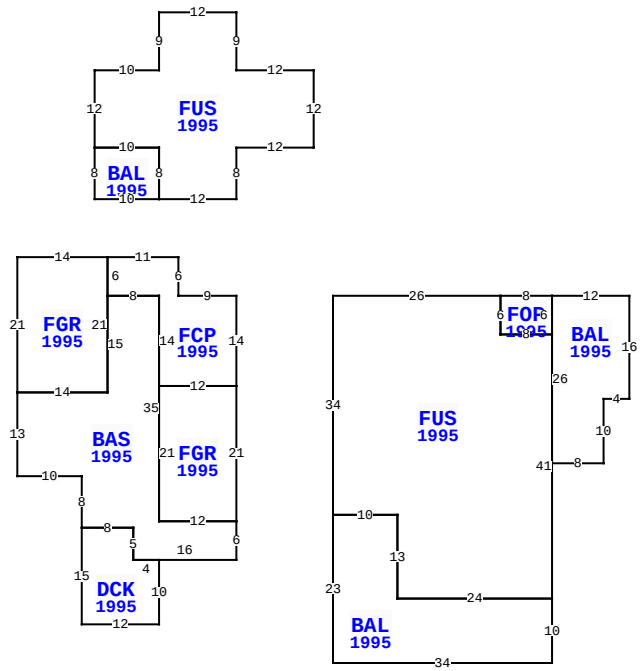
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 80 | 15 | 12 | 1,706 |
| BAL | 272 | 15 | 41 | 5,828 |
| BAL | 470 | 15 | 70 | 9,951 |
| BAS | 594 | 100 | 594 | 84,434 |
| DCK | 160 | 10 | 16 | 2,275 |
| FCP | 234 | 25 | 58 | 8,244 |
| FGR | 252 | 55 | 139 | 19,759 |
| FGR | 294 | 55 | 162 | 23,028 |
| FOP | 48 | 30 | 14 | 1,990 |
| FUS | 612 | 100 | 612 | 86,993 |
| TOTALS | 4,436 | | 3,138 | 446,052 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,138 | 109.0200 | 155.35 | 487,488 | 1995 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SFR CUST – 0% - 0 Heated Area: 2626 HX Base Yr




** This building has 11 Sub-Areas

1899 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 446,052 |
| TOTAL MARKET OB/XF VALUE | 21,485 |
| TOTAL LAND VALUE - MARKET | 480,000 |
| TOTAL MARKET VALUE | 947,537 |
| SOH/AGL Deduction | 71,169 |
| ASSESSED VALUE | 876,368 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 876,368 |
| TOTAL JUST VALUE | 947,537 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 887,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061861 | REMOVE 1 DEAD TRE | 0 | 08/07/2006 |
| 20052912 | WINDOW & AWNINGS | 4,000 | 10/25/2005 |
| 9750 | ADDITION | 5,000 | 04/11/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2303/1912 | 9/13/2019 | WD | Q | I | 02 | 799,000 |
| GRANTOR: FRIEDLANDER SCOTT & B | | | | | | |
| GRANTEE: GIAKAS WILLIAM J & | | | | | | |
| 2164/1999 | 12/13/2017 | SW | U | I | 12 | 452,500 |
| GRANTOR: MASTR ADJUSTABLE RATE | | | | | | |
| GRANTEE: FRIEDLANDER SCOTT & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1995] W9 N6 W11 FGR=[YR=1995] W14 S21 BAS=[YR=1995] S13 E10 S8 DCK=[YR=1995] S15 E12 N10 W4 N5 W8 $ E8 S5 E16 N6 FGR=[YR=1995] N21 W12 S21 E12 $ W12 N35 W8 S15 W14 $ E14 N21 $ S6 E8 S14 E12 N14 $ PTR= E15 FUS=[YR=1995] E26 FOP=[YR=1995] E8 BAL=[YR=1995] E12 S16 W4 S10 W8 N26 $ S6 W8 N6 $ S6 E8 S41 BAL=[YR=1995] S10 W34 N23 E10 S13 E24 $ W24 N13 W10 N34 $ W15 $ PTR= N15 FUS=[YR=1995] N8 E12 N12 W12 N9 W12 S9 W10 S12 BAL=[YR=1995] S8 E10 N8 W10 $ E10 S8 E12 $ S15 $ .

## EXTRA FEATURES

| L N | 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 4,000.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 72 | 18,720 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 79 | 2,765 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,485

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | R-3 | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 0.80 | 6,000.00 | 4,800.00 | 480,000 | | | | | | | |

REVIEW DATE 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/02/2023 BY SYS