S60' OF E125' OF LOT 71 (S-4)
FPU ESMT IN OR 891/1718
ESMT IN OR 1638/1280

ROBERT C OF SC LLC
575 OLD FIELD ROAD
MURRELLS INLET, SC 29576

2023

00-00-31-1460-0071-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

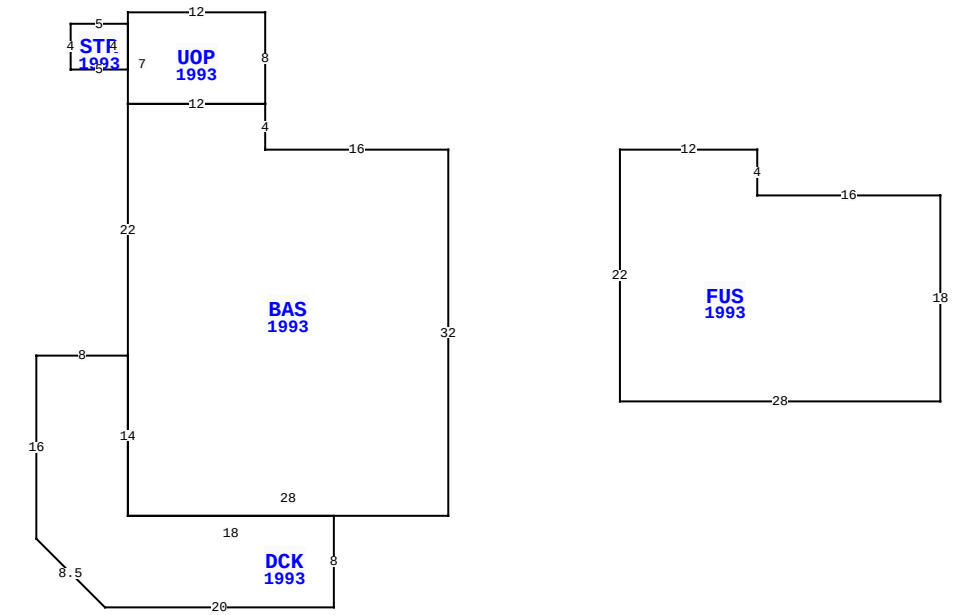
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAS	944	100	944	134,918
DCK	302	10	30	4,288
FUS	552	100	552	78,893
STR	20	10	2	286
UOP	96	20	19	2,716
TOTALS	1,914		1,547	221,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,547	130.8252	155.35	240,326	1985	2005	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2023 Heated Area: 1496 HX Base Yr



1651 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	221,100
TOTAL MARKET OB/XF VALUE	452
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	581,552
SOH/AGL Deduction	0
ASSESSED VALUE	581,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	581,552
TOTAL JUST VALUE	581,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131720	FENCE	0	07/23/2013
20081657	REPAIR FENCE	500	11/05/2008
20032412	REROOF W/30YR SHN	2,000	01/28/2003
10357B	REMODEL	1,800	03/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1217	12/12/2022	WD	Q	I	01	845,000
GRANTOR: WILLIAMS DANE L & KAT						
GRANTEE: ROBERT C OF SC LLC						
2256/0259	2/19/2019	WD	Q	I	01	515,000
GRANTOR: SORENSON MARTHA H						
GRANTEE: WILLIAMS DANE L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N4 UOP=[YR=1993] N8 W12 S1STR=[YR=1993] W5S4E5N4$ S7 E12$ W12S22 DCK=[YR=1993] W8S16 D6 R6 E20 N8W18N14$ S14E28 N32 $ PTR= E15 FUS=[YR=1993] E12 S4 E16 S18 W28 N22 $ W15 $.

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	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1985	1985	3	20	32	
2	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2003	2003	3	84	420	

LAND DESCRIPTION

TOTAL OB/XF 452

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	0006	R-1	60.00	125.00	60.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	360,000							

REVIEW DATE 10/04/2017 BY DJX Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS