LOT 15
IN OR 1746/453
NATURES GATE PB 5/200

GHINGHER JOHN J III & PATRICIA M
901 HILLSIDE VIEW ROAD
PARKTON, MD 21120

2023

00-00-31-147G-0015-0000

BUILDING CHARACTERISTICS

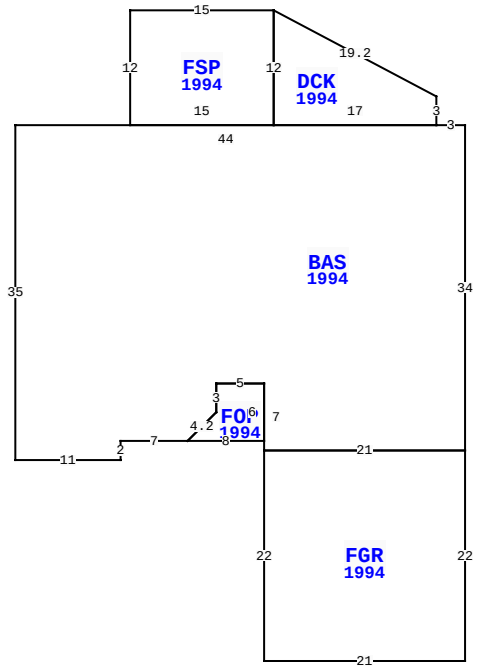
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1030.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	186,107
DCK	128	10	13	1,551
FGR	462	55	254	30,303
FOP	35	30	10	1,193
FSP	180	40	72	8,590
TOTALS	2,365		1,909	227,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,909	116.7474	138.64	264,664	1994	1995	0	0	0	13.95	86.05

1 SNGL FAM – 0% - 0 Heated Area: 1560 HX Base Yr



2168 S NATURES GATE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,743
TOTAL MARKET OB/XF VALUE	7,307
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	350,050
SOH/AGL Deduction	39,629
ASSESSED VALUE	310,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,421
TOTAL JUST VALUE	350,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100073	REMODEL	2,000	01/14/2010
8258	NEW CONSTR	83,755	04/13/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1746/0453	6/27/2011	WD	Q	I	02	221,500
GRANTOR: MOYER BRYAN E						
GRANTEE: GHINGHER JOHN J III						
1660/0504	1/26/2010	WD	Q	I	01	225,000
GRANTOR: JONES GREGORY W ETAL						
GRANTEE: MOYER BRYAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 DCK=[YR=1994] N3 L17 U9 FSP=[YR=1994] W15 S12 E15 N12 $ S12 E17 $ W44 S35E11 N2 E7 FOP=[YR=1994] E8 N6 W5 S3 D3 L3 $ U3 R3 N3 E5 S7 FGR=[YR=1994] S22 E21 N22W21 $ E21 N34 $.

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	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50	6.50	100	1994	1994	3	70	2,548	
3	0855	CONC PAVER	0	0	0	0	258.00	SF	10.00	10.00	100	2000	2000	3	80	2,064	

LAND DESCRIPTION

TOTAL OB/XF 7,307

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	0.00	0.00	1.00	UT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 05/07/2018 BY DJX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS