

NEWMAN DALE/LORBER DANIEL
1329 ISLAND RIDGE DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1501-0014-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060100
Quality Level 06 SINGLE FAMILY

MKT AREA 01
1022.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,0921001,092193,610
FSP156406210,993
PTO168581,419

TOTALS1,4161,162206,022

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER01000272.00SF10.0010.00100202020203992,693

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNITYPDTDPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE10/06/2020BYRKTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,162150.0589178.19207,057202020200000.5099.50

1 SNGL FAM - 100% - 2021Heated Area: 1092HX Base Yr 2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

206,0222,693100,000308,715129,552179,16350,000129,163308,7150251,605

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2365/10335/22/2020WDQI01268,400

GRANTOR: NEW ATLANTIC BUILDERSGRANTEE: NEWMAN DALE & DANIE2250/04611/15/2019WDQV0170,000GRANTOR: SIMMONS 9 LLCGRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

PT0=[YR=2020] W21 S8 BAS=[YR=2020] W5 S42 FSP=[YR=2020] S6 E26 N6 W26 \$ E26 N42 W21 \$ E21 N8 \$.