LOT 19 & PT OF TRACT I
IN OR 2428/224
HICKORY RIDGE PBK 2234/596

THORSEN REVOCABLE TRUST/THORSEN JOHN TRUSTEE
6557 CENTENNIAL RD
BLACKBURG, VA 24060

2023

00-00-31-1501-0019-0000

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

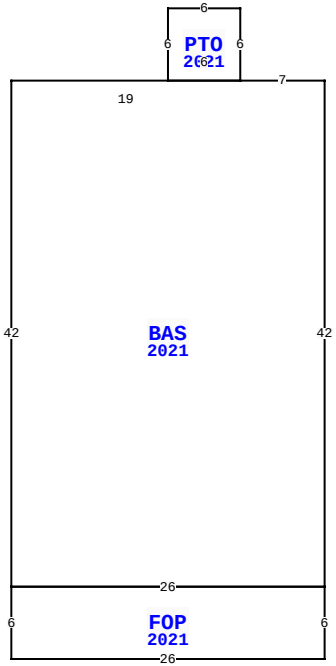
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	180,202
FOP	156	30	47	7,756
PTO	36	5	2	330
TOTALS	1,284		1,141	188,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,141	138.9660	165.02	188,288	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



1304 ISLAND RIDGE DR, 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	188,288
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	290,268
SOH/AGL Deduction	28,920
ASSESSED VALUE	261,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,348
TOTAL JUST VALUE	290,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200237	NEW CONSTR	0	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/0224	1/06/2021	WD	Q	I	02	268,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: THORSEN REVOCABLE T						
2423/1887	1/06/2021	WD	U	V	11	100
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W7 PTO=[YR=2021] N6 W6 S6 E6 $ W19 S42
FOP=[YR=2021] S6 E26 N6 W26 $ E26 N42 $.

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	0855	CONC PAVER	0	0	0	0	198.00	SF	10.00	10.00	100	2021	2021	3	100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/30/2019 BY HG Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS