

BLOCK 7 LOT 9
IN OR 1698/1057
OCEAN CITY N PB 2/38

DILLON ANGELA G
97 SAGE CREEK RD
CODY, WY 82414

2023

00-00-31-1520-0007-0090



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	14	WD SHINGLE 70	0500	01	3,243	128.1192	182.57	592,075	2008	2010	0	0	6.00	94.00	VALUATION SUMMARY														
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 0% - 0													STANDARD													
Roof Structure	03	GABLE/HIP 100	Heated Area: 2846													Tax Group: 2 Tax Dist:													
Roof Cover	11	SLATE 100	HX Base Yr													BUILDING MARKET VALUE 556,550													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 22,641													
Interior Floor	12	HARDWOOD 90														TOTAL LAND VALUE - MARKET 1,125,000													
Interior Floor	15	HARDTILE 10														TOTAL MARKET VALUE 1,704,191													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 362,642													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 1,341,549													
Bedrooms	3	3 100														TOTAL EXEMPTION VALUE 0													
Bathrooms	3.5	3.5 100														BASE TAXABLE VALUE 1,341,549													
Frame	03	MASONRY 100														TOTAL JUST VALUE 1,704,191													
Stories	3.	3. 100														NCON VALUE 0													
Units	0	0 100														INCOME VALUE													
Occupancy	00	NONE 100	MAP NUM MKT AREA 01													PREVIOUS YEAR MKT VALUE 1,723,268													
Quality		05	Quality Level 05																										
DOR CODE		0100	SINGLE FAMILY																										
NEIGHBORHOOD/LOC		1051.00																											
TOTALS		4,050	3,243	556,550																									
EXTRA FEATURES															822 S FLETCHER AVE, FERNANDINA BEACH														
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	0409	ELEVATOR R	0	0	0	0	1.00	UT	11,730.00	11,730.00	100	2008	2008	3	100	11,730													
2	0416	DUNEWALKS	0	0	46	4	184.00	SF	18.00	18.00	100	2008	2008	3	40	1,325													
3	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	2008	2008	3	90	562													
4	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2008	2008	3	90	4,212													
5	0810	CONCRETE A	0	0	43	4	172.00	SF	7.48	7.48	100	2008	2008	3	90	1,157													
7	1100	VAC SYSTEM	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400													
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255													
TOTAL OB/XF 22,641																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	93.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000												
REVIEW DATE 10/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS																													