BLK 10 LOT 4
OCEAN CITY S/D DBK U/384

CORREA RAUL & AMELIA REV TRUST/CORREA RAUL TRUSTEE
6050 NW 60TH AVE
PARKLAND, FL 33067

**2023**

**00-00-31-1520-0010-0040**

## BUILDING CHARACTERISTICS

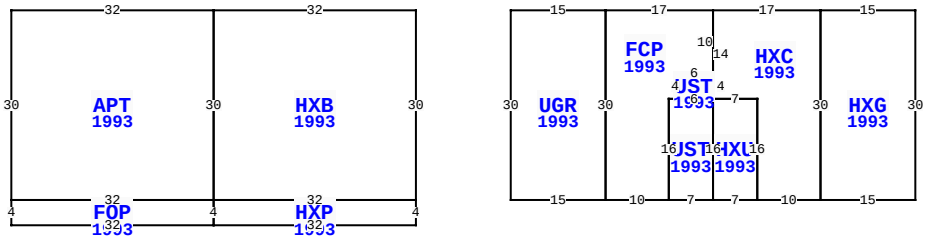
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 07 | SPECIAL 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1051.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 960 | 100 | 960 | 135,511 |
| FCP | 374 | 25 | 94 | 13,269 |
| FOP | 128 | 30 | 38 | 5,364 |
| HXB | 960 | 100 | 960 | 135,511 |
| HXC | 398 | 25 | 100 | 14,116 |
| HXG | 450 | 55 | 248 | 35,007 |
| HXP | 128 | 30 | 38 | 5,364 |
| HXU | 112 | 55 | 62 | 8,752 |
| UGR | 450 | 45 | 202 | 28,514 |
| UST | 24 | 45 | 11 | 1,553 |
| TOTALS | 4,096 | | 2,763 | 390,018 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 11 | 2,763 | 136.0627 | 162.25 | 448,297 | 1983 | 1995 | 0 | 0 | 0 | 13.00 | 87.00 |

1 DUPLEX – 0% - 0 Heated Area: 1920 HX Base Yr




** This building has 11 Sub-Areas

472 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 390,018 |
| TOTAL MARKET OB/XF VALUE | 16,447 |
| TOTAL LAND VALUE - MARKET | 1,125,000 |
| TOTAL MARKET VALUE | 1,531,465 |
| SOH/AGL Deduction | 343,184 |
| ASSESSED VALUE | 1,188,281 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,188,281 |
| TOTAL JUST VALUE | 1,531,465 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,553,713 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200170 | DUNEWALK | 14,000 | 04/17/2020 |
| 20120080 | OTHER | 175 | 01/17/2012 |
| 20111182 | OTHER | 800 | 07/20/2011 |
| 20041830 | REPAIR/RRF | 5,000 | 10/11/2004 |
| 20041216 | REMODEL | 16,000 | 07/01/2004 |
| 20040918 | REMODEL | 1,000 | 05/18/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2384/1115 | 7/30/2020 | QC | U | I | 11 | 100 |
| GRANTOR: CORREA RAUL & AMELIA | | | | | | |
| GRANTEE: CORREA RAUL & AMELI | | | | | | |
| 2103/1411 | 2/21/2017 | WD | Q | I | 02 | 1,000,000 |
| GRANTOR: WERLING PAUL J & KARE | | | | | | |
| GRANTEE: CORREA RAUL & AMELI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

HXB=[YR=1993] W32 APT=[YR=1993] W32 S30 FOP=[YR=1993] S4 E32 HXP=[YR=1993] E32 N4 W32 S4 $ N4 W32 $ E32 N30 $ S30 E32 N30 $ PTR= E15 UGR=[YR=1993] E15 FCP=[YR=1993] E17 HXC=[YR=1993] E17 HXG=[YR=1993] E15 S30 W15 N30 $ S30 W10 HXU=[YR=1993] W7 UST=[YR=1993] W7 N16 E1 UST=[YR=1993] N4 E6 S4 W6 $ E6 S16 $ N16 E7 S16 $ N16 W7 N14 $ S10 W6 S4 W1 S16 W10 N30 $ S30 W15 N30 $ 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,062.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 44 | 3,037 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 38 | 25 | 950.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 44 | 2,717 | |
| 3 | 1241 | WD DECK G | 0 | 0 | 9 | 4 | 36.00 | UT | 11.50 | 11.50 | 100 | 2004 | 2004 | 3 | 40 | 166 | |
| 4 | 1241 | WD DECK G | 0 | 0 | 0 | 0 | 378.00 | UT | 23.00 | 23.00 | 100 | 2004 | 2004 | 3 | 40 | 3,478 | |
| 5 | 1241 | WD DECK G | 0 | 0 | 0 | 0 | 378.00 | UT | 23.00 | 23.00 | 100 | 2004 | 2004 | 3 | 40 | 3,478 | |
| 6 | 0416 | DUNEWALKS | 0 | 0 | 0 | 0 | 128.00 | SF | 30.00 | 30.00 | 100 | 2020 | 2020 | 3 | 93 | 3,571 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,447

| 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 | 000800 | C | MULTI-FAM | 0 | 0006 | R-3 | 75.00 | 85.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 1,125,000 | | | | | | | |

REVIEW DATE 06/15/2021 BY RKX Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS