

LOT 32  
IN OR 1965/299  
OCEAN CAY PB 6/166

NIEMAN DAVID C & CATHERINE NIXON  
312 IVY HILL RD  
WEAVERVILLE, NC 28787

2023

00-00-31-152C-0032-0000



| 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                                                                                                                                 | 16               | WD FR STUC 70  | 0900                              | 01                   | 2,271     | 126.1260    | 149.77         | 340,128        | 2001        | 2001               | 0         | 0        | 10.50       | 89.50   | VALUATION SUMMARY |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 23               | REINF CONC 30  | 1 SNGL FAM - 0% - 0               |                      |           |             |                |                |             |                    |           |          |             |         |                   | Heated Area: 1780 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                                | 08               | IRREGULAR 100  |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   | HX Base Yr        |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70      |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 30   |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                       |                  |                | 05                                | Quality Level 05     |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                      |                  |                | 0100                              | SINGLE FAMILY        |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                       |                  |                |                                   | MKT AREA             |           |             | 01             |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              |                  |                | 1081.00                           |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA                      | SUBAREA MARKET VALUE |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                           | 1,780            | 100            | 1,780                             | 238,599              |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FEP                                                                                                                                           | 247              | 80             | 198                               | 26,540               |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 508              | 55             | 279                               | 37,398               |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 48               | 30             | 14                                | 1,877                |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 2,583                             | 2,271                | 304,415   |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 403 GEORGIA 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                                                                                                                                             | 0500             | FP-PRE FAB     | 0                                 | 0                    | 0         | 0           | 1.00           | UT             | 3,500.00    | 3,500.00           | 100       | 2001     | 2001        | 3       | 86                | 3,010             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 1242             | WD DECK A      | 0                                 | 0                    | 4         | 4           | 16.00          | SF             | 15.00       | 15.00              | 100       | 2001     | 2001        | 3       | 20                | 48                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A     | 0                                 | 0                    | 45        | 16          | 720.00         | SF             | 6.50        | 6.50               | 100       | 2001     | 2001        | 3       | 82                | 3,838             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                             | 0810             | CONCRETE A     | 0                                 | 0                    | 10        | 4           | 40.00          | SF             | 6.50        | 6.50               | 100       | 2001     | 2001        | 3       | 82                | 213               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                             | 0819             | CONC 12"       | 0                                 | 0                    | 4         | 4           | 16.00          | SF             | 9.50        | 9.50               | 100       | 2001     | 2001        | 3       | 82                | 125               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 6                                                                                                                                             | 0810             | CONCRETE A     | 0                                 | 0                    | 3         | 3           | 9.00           | SF             | 6.50        | 6.50               | 100       | 2001     | 2001        | 3       | 82                | 48                |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 7                                                                                                                                             | 0476             | VF 6 SBPL      | 0                                 | 0                    | 0         | 0           | 6.00           | LF             | 32.00       | 32.00              | 100       | 2001     | 2001        | 3       | 58                | 111               |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                | TOTAL OB/XF 7,393                 |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | SFR                               | 0                    | 0003      | PUD         | 0.00           | 0.00           | 1.00        | LT                 |           | 1.00     | 1.00        | 1.05    | 185,000.00        | 194,250.00        | 194,250    |                             |      |                        |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 07/13/2018 BY DJX Total Acres: 0.00 Total Land Value: 194,250 Market: 0 Agricultural: 0 Common: 194,250 PRINTED 08/02/2023 BY SYS |                  |                |                                   |                      |           |             |                |                |             |                    |           |          |             |         |                   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |