

OURMAZD NOUSHIN
301A SHIRLAND ROAD
LONDON, W9-3JL

00-00-31-1540-0017-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall 10 ABOVE AVG 100										TYPE 0500 MDL 11 EFF. AREA 2,415 TOT ADJ PTS 147.8585 EFF. BASE RATE 210.70 REPL. COST NEW 508,840 AYB 2016 EYB 2016 ECON 0 FNCT 0 NORM 2.50 % COND 97.50										VALUATION BY Tax Group: 2 Tax Dist:										BUILDING MARKET VALUE 496,119									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 2016 HX Base Yr										TOTAL MARKET OB/XF VALUE 34,172																			
Roof Cover 03 COMP SHNGL 100																				TOTAL LAND VALUE - MARKET 250,180																			
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 780,471																			
Interior Floo 12 HARDWOOD 90																				SOH/AGL Deduction 116,743																			
Interior Floo 11 CLAY TILE 10																				ASSESSED VALUE 663,728																			
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0																			
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 663,728																			
Bedrooms 3 100																				TOTAL JUST VALUE 780,471																			
Bathrooms 3 100																				NCON VALUE 0																			
Frame 02 WOOD FRAME 100																				INCOME VALUE																			
Stories 2. 2. 100																				PREVIOUS YEAR MKT VALUE 731,953																			
Units 0 100																																							
Quality 03 Quality Level 03																																							
DOR CODE 0100 SINGLE FAMILY																																							
MAP NUM MKT AREA 01																																							
NEIGHBORHOOD/LOC 1042.00																																							
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																																							
BAL 240 15 36 7,395																																							
BAS 1,332 100 1,332 273,636																																							
FGR 480 55 264 54,234																																							
FOP 63 30 19 3,903																																							
FOP 240 30 72 14,791																																							
FUS 684 100 684 140,516																																							
STR 24 10 2 410																																							
STR 24 10 2 410																																							
STR 42 10 4 822																																							
TOTALS 3,129 2,415 496,119																																							
EXTRA FEATURES										1050 JEAN LAFITTE BLVD, 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 0812 CONCRETE C 0 0 0 0 2,944.00 SF 4.00 4.00 100 2016 2016 3 97 11,423																																							
2 0812 CONCRETE C 0 0 0 0 1,740.00 SF 4.00 4.00 100 2014 2014 3 95 6,612																																							
3 0811 CONCRETE B 0 0 0 0 678.00 SF 5.20 5.20 100 2016 2016 3 97 3,420																																							
4 0810 CONCRETE A 0 0 0 0 238.00 SF 6.50 6.50 100 2016 2016 3 97 1,501																																							
5 0830 FLAGSTONE 0 0 0 0 51.00 SF 12.00 12.00 100 2016 2016 3 97 594																																							
6 0820 WOOD WALK 0 0 243 3 729.00 SF 23.50 23.50 100 2016 2016 3 62 10,622																																							
LAND DESCRIPTION										TOTAL OB/XF 34,172																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 250,000.00 250,000.00 250,000																																							
2 009640 C HDWD 0 R-1 0.00 0.00 1.03 AC 1.00 1.00 1.00 175.00 175.00 180																																							
REVIEW DATE 01/14/2021 BY TWA Total Acres: 1.03 Total Land Value: 250,180 Market: 0 Agricultural: 0 Common: 250,180 PRINTED 08/02/2023 BY SYS																																							