LOT 14
OCEANSIDE SUB PB 4/68

MARSH LYLE L III/MURPHY ROSEMARIE
2705 ALLAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0014-0000

BUILDING CHARACTERISTICS

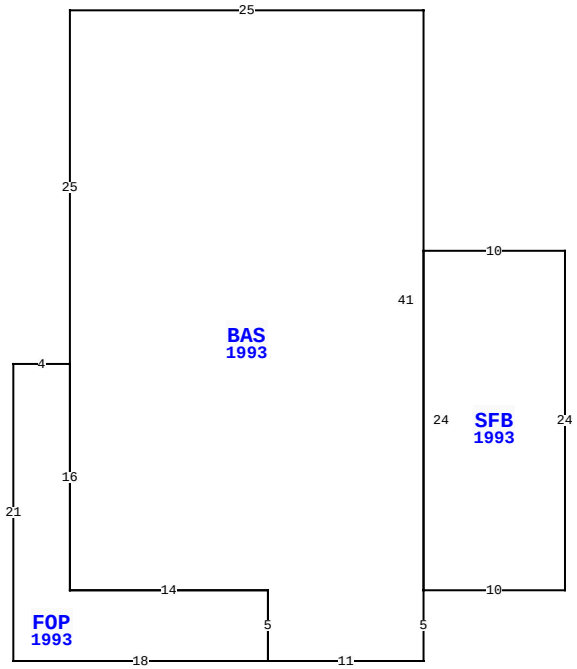
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	127,886
FOP	154	30	46	5,447
SFB	240	80	192	22,735
TOTALS	1,474		1,318	156,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,318	113.6720	134.99	177,917	1991	1997	0	0	0	12.28	87.72

1 SNGL FAM – 0% - 0 Heated Area: 1272 HX Base Yr



2705 ALLAN ST, 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	156,069
TOTAL MARKET OB/XF VALUE	6,425
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	337,494
SOH/AGL Deduction	68,087
ASSESSED VALUE	269,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,407
TOTAL JUST VALUE	337,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959450	ADDITION	1,500	11/27/1995
6573	NEW CONSTR	8,000	05/31/1991
5964	NEW CONSTR	37,910	05/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1036	1/26/2021	QC	U	I	11	100
GRANTOR: MARSH LYLE L III						
GRANTEE: MARSH LYLE L III &						
2036/0822	3/22/2016	WD	Q	I	01	224,000
GRANTOR: FISHER ROBERT K						
GRANTEE: MARSH LYLE L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S25 FOP=[YR=1993] W4 S21 E18 N5 W14 N16$ S16 E14 S5 E11 N5 SFB=[YR=1993] E10 N24 W10 S24$ N41$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1991	1991	3	64	1,770	
3	0810	CONCRETE A	0	0	24	8	192.00	SF	6.50	6.50	100	1995	1995	3	72	899	
4	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1995	1995	3	72	1,236	

LAND DESCRIPTION

TOTAL OB/XF 6,425

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS