LOT 18 (EX S-1)
IN OR 1915/1881
OCEANSIDE SUB PB 4/68

FREEMAN WILLIE B & LYNN M
2695 ALLAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

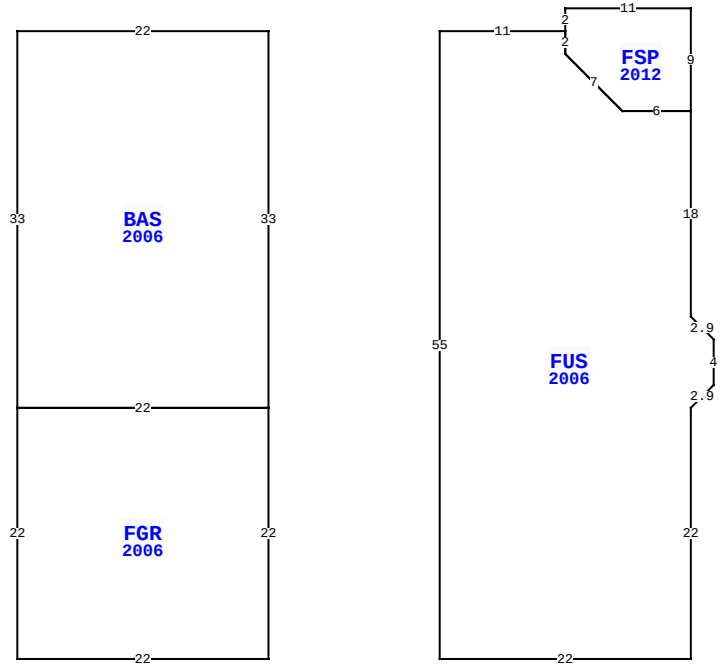
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	726	100	726	75,215
FGR	484	55	266	27,558
FSP	87	40	35	3,626
FUS	1,158	100	1,158	119,970
TOTALS	2,455		2,185	226,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,185	118.5408	112.61	246,053	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2015 Heated Area: 1884 HX Base Yr 2015



2695 ALLAN ST, FERNANDINA BEACH

BLD DATE	02/12/2007	KK	LGL DATE
XF DATE	02/12/2007	KK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,369
TOTAL MARKET OB/XF VALUE		6,503
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		372,872
SOH/AGL Deduction		99,859
ASSESSED VALUE		273,013
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,013
TOTAL JUST VALUE		372,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061383	OTHER	200	06/19/2006
20060821	XFOB	500	04/20/2006
20060098	ELEC OTHER	4,600	01/13/2006
20060099	ELEC OTHER	4,600	01/13/2006
20060005	H/AC	9,000	01/04/2006
20052851	OTHER	7,000	10/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1915/1881	5/02/2014	WD	Q	I	02	280,000
GRANTOR: LUCADO COURTNEY						
GRANTEE: FREEMAN WILLIE B &						
1547/0895	1/22/2008	WD	Q	I		342,500
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: LUCADO COURTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S33 FGR=[YR=2006] S22 E22 N22 W22 $ E22 N33$ PTR= E15 FUS=[YR=2006] E11 FSP=[YR=2012] N2 E11 S9 W6 U5 L5 N2 $ S2 D5 R5 E6 S18 R2 D2 S4 D2 L2 S22 W22 N55 $ 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	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	100	2006	2006	3	88	3,876	
2	0810	CONCRETE A	0	100	0	0	141.00	SF	6.50	6.50	100	2006	2006	3	88	807	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 6,503

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	100		R-2	35.00	126.00	1.00	LT		1.00	1.00	0.80	175,000.00	140,000.00	140,000							

REVIEW DATE 10/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS