PT OF LOT 18 (S-1)
IN OR 1988/531
OCEANSIDE SUB PB 4/68

SLAUGHTER LORENA E
2697 ALLAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

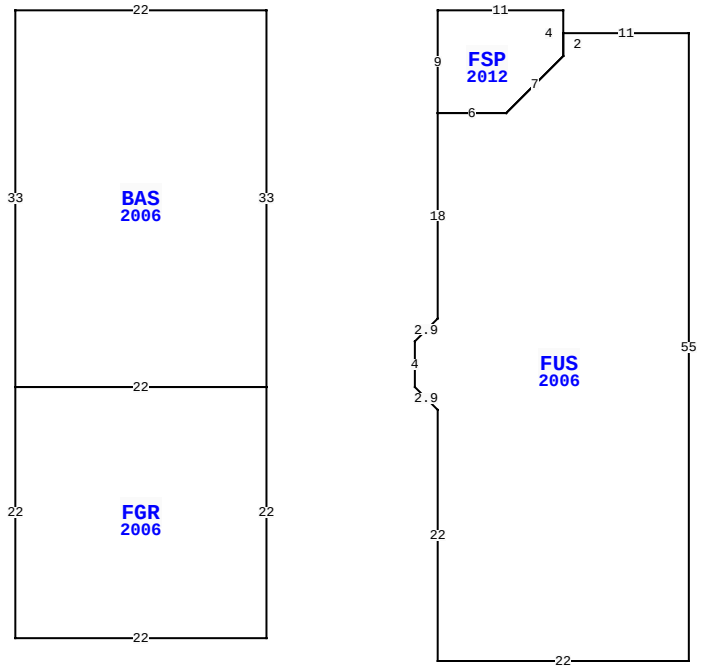
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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% - 2016 Heated Area: 1884 HX Base Yr 2016



2697 ALLAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		7,801
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		374,170
SOH/AGL Deduction		122,745
ASSESSED VALUE		251,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,425
TOTAL JUST VALUE		374,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0531	6/16/2015	WD	Q	I	01	299,000
GRANTOR: RANGER SUSAN L						
GRANTEE: SLAUGHTER LORENA E						
1507/1133	6/25/2007	WD	Q	I		310,000
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: RANGER SUSAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22S33FGR=[YR=2006] S22E22 N22W22$E22N33$
PTR=E15 FSP=[YR=2012] S9FUS=[YR=2006] S18 D2 L2 S4 D2 R2
S22E22N55W11S2 D5 L5 W6$E6 U5 R5 N4W11$ 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	665.00	SF	5.20	5.20	100	2006	2006	3	88	3,043	
2	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	2006	2006	3	88	789	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
4	0830	FLAGSTONE	0	100	0	0	199.00	SF	12.00	12.00	100	2008	2008	3	90	2,149	

LAND DESCRIPTION

TOTAL OB/XF 7,801

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	40.00	128.00	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