LOT 42
IN OR 2155/1133
OCEAN RIDGE PB 5/103 & 104

MAGYARI PETER MICHAEL
104 CORMORANT CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0042-0000

BUILDING CHARACTERISTICS

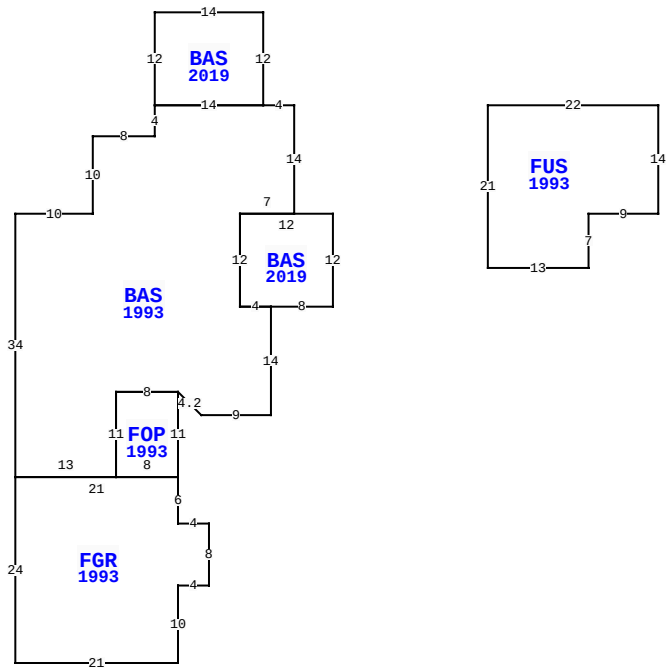
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1,218	132,149
BAS	144	100	144	15,624
BAS	168	100	168	18,227
FGR	536	55	295	32,007
FOP	88	30	26	2,821
FUS	399	100	399	43,290
TOTALS	2,553		2,250	244,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	2,250	138.8974	118.06	265,635	1986	2005	0	0	0	8.10	91.90

1 SFR PATIO – 100% - 2018 Heated Area: 1929 HX Base Yr 2018



104 CORMORANT CT, 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		244,119
TOTAL MARKET OB/XF VALUE		2,566
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		496,685
SOH/AGL Deduction		264,037
ASSESSED VALUE		232,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,648
TOTAL JUST VALUE		496,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190377	ENCLFSP	0	06/05/2019
B041315	REPAIR/RRF	2,000	07/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/1133	10/31/2017	WD	Q	I	02	345,000
GRANTOR: WRIGHT DANELLE L & BI						
GRANTEE: MAGYARI PETER MICHA						
0841/1954	7/22/1998	QC	U	I	06	48,000
GRANTOR: WRIGHT DANELLE L						
GRANTEE: WRIGHT DANELLE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 BAS=[YR=2019] N12 W14 S12 E14 $ W14 S4 W8 S10 W10 S34 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6FOP=[YR=1993] N11 W8 S11 E8$ W21$ E13 N11 E8 D3 R3 E9 N14 BAS=[YR=2019] E8 N12 W12 S12E4$ W4 N12 E7 N14$ PTR= E25 FUS=[YR=1993] E22 S14 W9 S7 W13 N21$W25$.

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	45	17	765.00	SF	5.20	5.20	100	1986	1986	3	52	2,069	
2	0810	CONCRETE A	0	100	0	0	147.00	SF	6.50	6.50	100	1986	1986	3	52	497	

LAND DESCRIPTION

TOTAL OB/XF 2,566

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 10/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS