LOT 45
IN OR 1239/965
OCEAN RIDGE PB 5/103 & 104

WETHERINGTON RONALD G
110 CORMORANT COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0045-0000

BUILDING CHARACTERISTICS

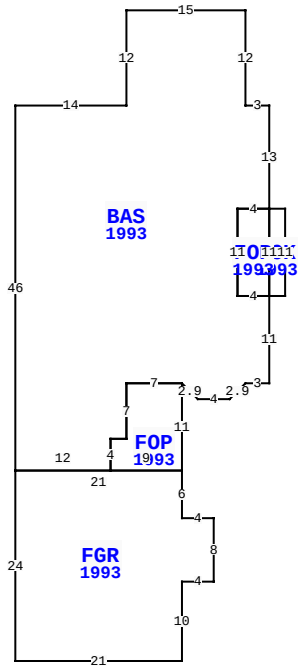
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,414	100	1,414	140,363
DCK	22	10	2	198
FGR	536	55	295	29,283
FOP	44	30	13	1,291
FOP	85	30	26	2,581
TOTALS	2,101		1,750	173,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,750	139.7000	118.74	207,795	1986	1986	0	0	0	16.40	83.60

1 SFR PATIO – 100% - 2010 Heated Area: 1414 HX Base Yr 2010



110 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		173,717
TOTAL MARKET OB/XF VALUE		2,784
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		426,501
SOH/AGL Deduction		227,878
ASSESSED VALUE		198,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,623
TOTAL JUST VALUE		426,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959480	REMODEL	3,200	12/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0965	6/21/2004	WD	Q	I		210,000
GRANTOR: ALLEN R JAMES P/R						
GRANTEE: WETHERINGTON RONALD						
0968/1214	1/30/2001	WD	Q	I		165,000
GRANTOR: GALL JOHN L & MARGARE						
GRANTEE: MCNALLY MARGARET S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N12 W15 S12 W14 S46 FGR=[YR=1993] S24 E21 N10E4 N8 W4 N6 FOP=[YR=1993] N11 W7 S7 W2 S4 E9 $ W21 $ E12 N4 E2 N7 E7 D2 R2 E4 U2 R2 E3 N11 DCK=[YR=1993] E2 N11 W2 S11$ FOP=[YR=1993] N11W4 S11 E4$ W4 N11 E4 N13 $.

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	0812	CONCRETE C	0	100	51	3	153.00	SF	4.00	4.00	100	1986	1986	3	52	318	
2	0811	CONCRETE B	0	100	48	19	912.00	SF	5.20	5.20	100	1986	1986	3	52	2,466	

LAND DESCRIPTION

TOTAL OB/XF 2,784

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 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS