BLOCK 7 LOT 1
IN OR 1635/57
OCEAN VIEW ESTATES REPLAT

TROTTI GIROLAMO J & LISA W
2261 STRATINGHAM DRIVE
DUBLIN, OH 43016

2023

00-00-31-1560-0007-0010

BUILDING CHARACTERISTICS

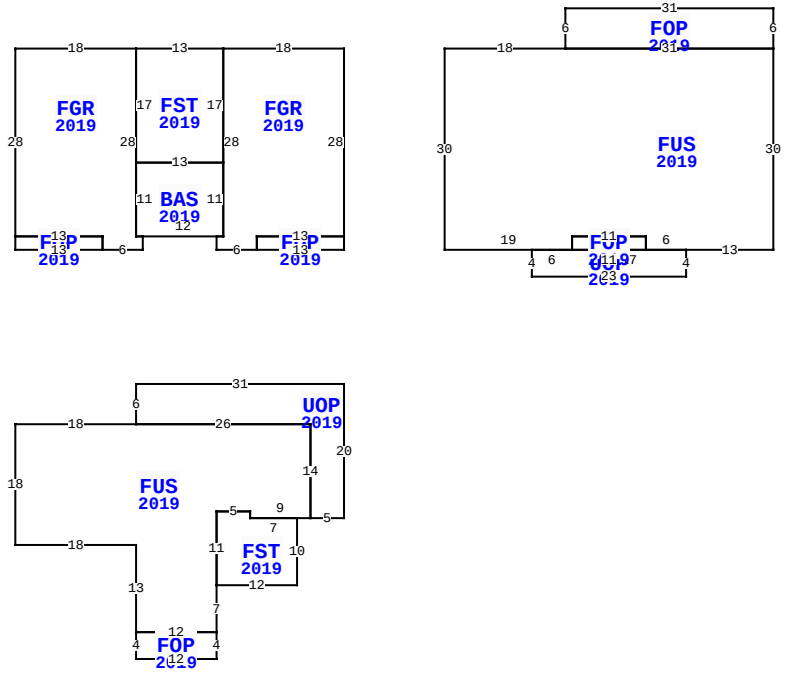
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	143	28,326
FGR	516	55	284	56,257
FGR	516	55	284	56,257
FOP	22	30	7	1,387
FOP	26	30	8	1,585
FOP	26	30	8	1,585
FOP	48	30	14	2,773
FOP	186	30	56	11,093
FST	125	55	69	13,668
FST	221	55	122	24,167
TOTALS	4,512		3,399	673,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,399	140.6275	200.39	681,126	2019	2019	0	0	0	1.15	98.85

2 SFR CUST – 0% - 0 Heated Area: 2478 HX Base Yr



** This building has 14 Sub-Areas

BLD DATE	03/25/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1424 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	673,293
TOTAL MARKET OB/XF VALUE	44,310
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,767,603
SOH/AGL Deduction	562,874
ASSESSED VALUE	1,204,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,729
TOTAL JUST VALUE	1,767,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,736,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182612	NEW CONSTR	363,078	07/26/2018
20182577	DEMOLITION	4,300	07/25/2018
20061266	OTHER	1,500	06/06/2006
20022107	XFOB	14,000	12/09/2002
20020949	REPAIR/RRF	3,000	06/05/2002
20010110	REMODEL	1,000	01/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1635/0057	8/06/2009	WD	Q	I	01	730,000
GRANTOR: ROWE ALISA L (KENNEY)						
GRANTEE: TROTTI GIROLAMO J &						
1127/1261	4/07/2003	QC	U	I	01	100
GRANTOR: KENNEY MICHAEL JOHN						
GRANTEE: ROWE GEORGE JR & AL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W18 FST=[YR=2019] W13 FGR=[YR=2019] W18 S28 FOP=[YR=2019] S2 E13 N2 W13$ E13 S2 E6 N2 BAS=[YR=2019] E12 N11W13S11E1$W1N28$S17E13 N17$ S28W1S2E6FOP=[YR=2019] E13N2W13 S2$N2E13N28$PTR=E15 FUS=[YR=2019] E18 FOP=[YR=2019] N6 E31 S6 W31$ E31 S30 W13 UOP=[YR=2019] S4W23N4E6 FOP=[YR=2019] N2E11S2W11$ E17$ W6N2 W11S2W19 N30$ W15$ PTR=S50 UOP=[YR=2019] W31 S6 FUS=[YR=2019] W18 S18 E18 S13 FOP=[YR=2019] S4 E12 N4 W12$ E12 N7 FST=[YR=2019] E12 N10 W7N1 W5 S11$ N11 E5 S1 E9 N14 W26$ E26 S14 E5 N20$N50$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000	
3	0855	CONC PAVER	0	0	0	0	2,228.00	SF	10.00	10.00	100	2018	2018	3	98	21,834	
4	0855	CONC PAVER	0	0	0	0	515.00	SF	10.00	10.00	100	2018	2018	3	98	5,047	
5	0415	BEACHWALK	0	0	0	0	702.00	SF	8.63	8.63	100	2019	2019	3	90	5,449	

LAND DESCRIPTION

TOTAL OB/XF 44,310

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	90.00	75.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	1,050,000							

REVIEW DATE 06/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 08/02/2023 BY SYS