

SEARS ANDREW WILSON III/SANFORD JULIA STARR
516 WYNDMOOR AVENUE
WYNDMOOR, PA 19038

00-00-31-1580-0006-0080

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 8004PLYWOOD 2008SHT VINYL 10003CENTRAL 10004AIR DUCTED 100Bedrooms2 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme02DIST FB 100Occupancy00NONE 100Quality02Quality Level 02DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1003.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS96410096483,970FOP363011959FST6455353,048STR1210187STR36104348

TOTALS1,1121,01588,413

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND01011,015113.8860102.78104,322193519900015.2584.75

Heated Area: 964HX Base Yr

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

803 SAN FERNANDO ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE88,413TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET326,200TOTAL MARKET VALUE414,613SOH/AGL Deduction180,765ASSESSED VALUE233,848TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE233,848TOTAL JUST VALUE414,613NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE326,089

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / I / RSNCDSALE PRICE1201/13051/14/2004WDQI150,000GRANTOR: LUCAS CARMA JUNEGRANTEE: SEARS ANDREW III &0101/01761/01/1970TAQI3,500GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N8 W5 FST=[YR=1993] W8 S2 STR=[YR=2012] W3S4E3N4\$ S6 E8 N8 \$ S8 W27 S21 FOP=[YR=1993] S3STR=[YR=2012] S3E12N3W12\$ E12 N3 W12 \$ E12 S3 E28 N24\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR000100T-193.0093.0093.20FF1.001.001.003,500.003,500.00326,200

REVIEW DATE12/26/2022BYTWATotal Acres: 0.00Total Land Value: 326,200Market: 0Agricultural: 0Common: 326,200PRINTED 08/02/2023 BY SYS