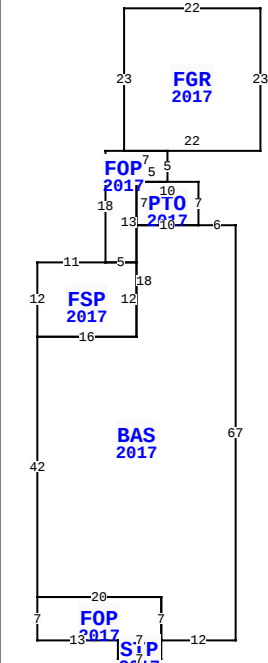


FITZGERALD SUSAN B & ROBERT W
818 WEST 6TH STREET
LEADVILLE, CO 80461

00-00-31-1611-0033-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		2																																	
Exterior Wall	10	ABOVE AVG 100	0500	01	2,153	139,7480	199.14	428,748	2017	2017	0	0	0	2.00	98.00	VALUATION BY				STANDARD																														
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 0% - 2023													Heated Area: 1716				HX Base Yr																														
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE				420,173																														
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE				9,468																														
Interior Floor	11	CLAY TILE 100														TOTAL LAND VALUE - MARKET				185,000																														
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE				614,641																														
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction				0																														
Bedrooms	3	100														ASSESSED VALUE				614,641																														
Bathrooms	2	100														TOTAL EXEMPTION VALUE				0																														
Frame Stories	02	WOOD FRAME 100														BASE TAXABLE VALUE				614,641																														
Units	1.	1. 100														TOTAL JUST VALUE				614,641																														
Occupancy	00	NONE 100														NCON VALUE				0																														
Quality		06	Quality Level 06		INCOME VALUE										PREVIOUS YEAR MKT VALUE				488,053																															
DOR CODE		0100	SINGLE FAMILY		PERMIT NUM										DESCRIPTION				AMT				ISSUED																											
MAP NUM			MKT AREA		20162884										C0 ISSUED				0				06/06/2017																											
NEIGHBORHOOD/LOC		1210.00	20162884										NEW CONSTR				225,863				10/24/2016																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA										OFF RECORD Number				DATE				TYPE INST				Q U / V I / RSN CD				SALE PRICE																			
BAS	1,716	100	1,716	334,890	2545/1769										3/09/2022				WD Q				I I 02				692,000																							
FGR	506	55	278	54,254	GRANTOR: LIBBY GREGORY R & THE										GRANTEE: FITZGERALD SUSAN B										2378/1560										7/24/2020				WD Q				I I 02				519,900			
FOP	115	30	34	6,636	GRANTOR: GALLO DAVID D & LINDA										GRANTEE: LIBBY GREGORY R & T										BUILDING NOTES																									
FOP	140	30	42	8,197	BLD DATE										LGL DATE										BUILDING DIMENSIONS										FGR=[YR=2017] W22 S23 FOP=[YR=2017] W3 S18 FSP=[YR=2017] W11 S12 BAS=[YR=2017] S42 FOP=[YR=2017] S7 E13 STP=[YR=2017] S3 E7 N3 W7\$ E7 N7 W20\$ E20 S7 E12 N67 W6 PTO=[YR=2017] N7 W10 S7 E10\$ W10 S18 W16\$ E16 N12 W5\$ E5 N13 E5 N5 W7\$ E22 N23\$.															
FSP	192	40	77	15,027	XF DATE										LAND DATE																																			
PTO	70	5	4	781	INC DATE										AG DATE																																			
STP	21	10	2	390																																														
TOTALS	2,760		2,153	420,173	1571 W COASTAL OAKS CIR, FERNANDINA																																													
EXTRA FEATURES					TOTAL OB/XF										9,468																																			
L N	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	0855	CONC PAVER	0	0	0	0	583.00	SF	7.00	100	2017	2017	3	97	3,959																																			
2	0855	CONC PAVER	0	0	0	0	81.00	SF	7.00	100	2017	2017	3	97	550																																			
3	0812	CONCRETE C	0	0	0	0	1,278.00	SF	4.00	100	2017	2017	3	97	4,959																																			
LAND DESCRIPTION																																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000																																	
REVIEW DATE 07/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																																																		