LOT 8
IN OR 2190/1409
PELICAN POINTE REPLAT PB 5/225

STACEY DOUGLAS A & DIANE C
334 CROW RD
INMAN, SC 29349

**2023**

**00-00-31-1631-0008-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

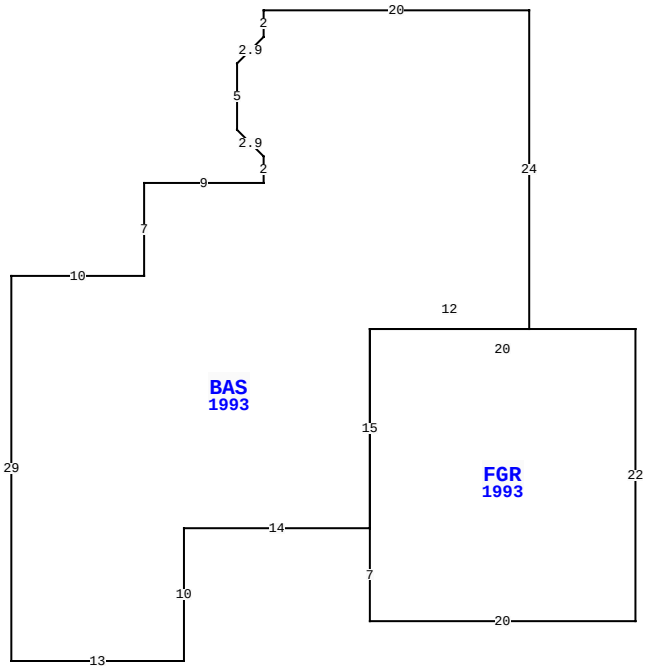
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1013.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,168 | 100 | 1,168 | 142,063 |
| FGR | 440 | 55 | 242 | 29,434 |
| TOTALS | 1,608 | | 1,410 | 171,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,410 | 121.2120 | 143.94 | 202,955 | 1989 | 1989 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1168 HX Base Yr




221 SEA WOODS DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 171,497 |
| TOTAL MARKET OB/XF VALUE | 9,291 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 330,788 |
| SOH/AGL Deduction | 96,639 |
| ASSESSED VALUE | 234,149 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,149 |
| TOTAL JUST VALUE | 330,788 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 253,587 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5132 | NEW CONSTR | 56,070 | 12/09/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2190/1409 | 7/10/2015 | WD | U | I | 11 | 100 |
| GRANTOR: WATSON ARTHUR L & REB | | | | | | |
| GRANTEE: STACEY DOUGLAS A & | | | | | | |
| 1499/0660 | 5/17/2007 | WD | Q | I | | 222,000 |
| GRANTOR: MOGAVERO STEVEN C & J | | | | | | |
| GRANTEE: WATSON ARTHUR L & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 S2 L2 D2 S5 D2 R2 S2 W9 S7W10S29E13N10E14
FGR=[YR=1993] S7E20N22W20S15$N15E12N24$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,350.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 59.5 | 5,221 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 8 | 12 | 96.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 20 | 77 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 21 | 504 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 33.00 | 33.00 | 100 | 2007 | 2007 | 3 | 35 | 1,109 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,291

| 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 | 0 | 0006 | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 07/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS