LOT 7
IN OR 437 PG 405
PHOENIX WALK PB 5/55

MILLER MARY B
13 ZACHARY COURT
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1635-0007-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 | 06 | Quality Level 06 |

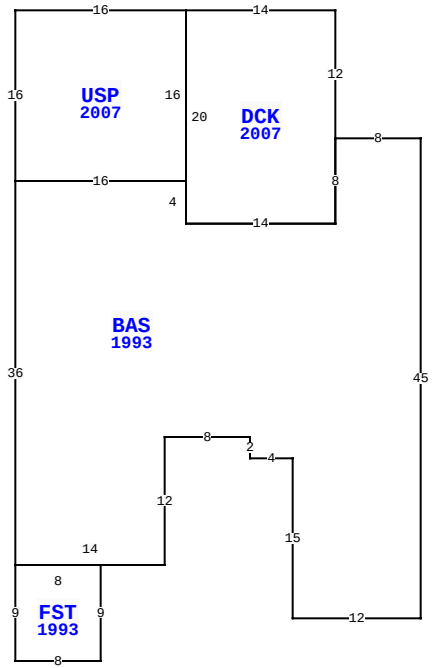
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1074.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,268 | 100 | 1,268 | 147,478 |
| DCK | 280 | 10 | 28 | 3,257 |
| FST | 72 | 55 | 40 | 4,653 |
| USP | 256 | 30 | 77 | 8,955 |
| TOTALS | 1,876 | | 1,413 | 164,343 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 11 | 1,413 | 168.9293 | 143.59 | 202,893 | 1984 | 1984 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SFR PATIO – 100% - 0 Heated Area: 1268 HX Base Yr




13 ZACHARY CT, 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 | | 164,343 |
| TOTAL MARKET OB/XF VALUE | | 6,304 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 370,647 |
| SOH/AGL Deduction | | 221,858 |
| ASSESSED VALUE | | 148,789 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 93,789 |
| TOTAL JUST VALUE | | 370,647 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 362,848 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20102077 | H/AC | 4,000 | 12/06/2010 |
| 20060670 | DEMOLITION | 0 | 04/01/2006 |
| B033167 | REPAIR/RRF | 2,000 | 05/28/2003 |
| B983310 | REPAIR/RRF | 800 | 03/09/1998 |
| B9155 | REPAIR/RRF | 1,100 | 06/19/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0437/0405 | 11/01/1984 | WD | U | I | | 82,400 |

GRANTOR:
GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W8 DCK=[YR=2007] N12 W14 USP=[YR=2007] W16 S16 E16 N16$ S20 E14 N8$ S8 W14 N4 W16 S36 FST=[YR=1993] S9 E8 N9 W8$ E14 N12 E8 S2 E4 S15 E12 N45$.

### 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 0801 | ASPHALT A | 0 | 100 | 0 | 0 | 247.00 | SF | 3.00 | 3.00 | 100 | 1984 | 1984 | 3 | 50 | 371 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 170.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 47 | 519 | |
| 4 | 1126 | CB/STC 8" | 0 | 100 | 0 | 0 | 257.00 | SF | 8.00 | 8.00 | 100 | 1984 | 1984 | 3 | 47 | 966 | |
| 5 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 200.00 | SF | 13.00 | 13.00 | 100 | 1998 | 1998 | 3 | 93 | 2,418 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,304

| 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 | | | 39.00 | 104.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 04/26/2018 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS