LOT 54
IN OR 1978/1930
PARKWAY NORTH PB 5/263

BOHRER ERIC JOHN LIVING TRUST
C/O ERIC BOHRER, 1227 GUERRERO ST
SAN FRANCISCO, CA 94110

2023

00-00-31-163N-0054-0000

BUILDING CHARACTERISTICS

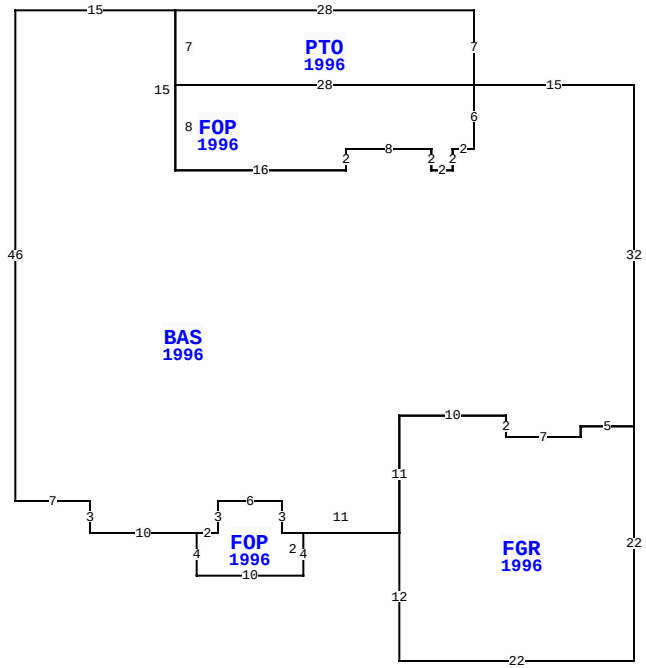
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1072.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2,075	307,542
FGR	487	55	268	39,721
FOP	58	30	17	2,520
FOP	204	30	61	9,041
PTO	196	5	10	1,482
TOTALS	3,020		2,431	360,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,431	119.5502	170.36	414,145	1996	1996	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 2075 HX Base Yr



4437 BEAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	360,306
TOTAL MARKET OB/XF VALUE	7,788
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	578,094
SOH/AGL Deduction	152,838
ASSESSED VALUE	425,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,256
TOTAL JUST VALUE	578,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969535	NEW CONSTR	121,392	01/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1978/1930	5/07/2015	QC	U	I	11	100
GRANTOR: BOHRER ERIC J						
GRANTEE: BOHRER ERIC JOHN LI						
1714/0903	12/06/2010	QC	U	I	11	100
GRANTOR: BOHRER KATHLEEN K						
GRANTEE: BOHRER ERIC J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 PTO=[YR=1996] N7 W28 S7 FOP=[YR=1996] S8 E16 N2 E8 S2 E2 N2 E2 N6 W28$ E28$ S6 W2 S2 W2 N2 W8 S2 W16 N15 W15 S46 E7 S3 E10 FOP=[YR=1996] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 FGR=[YR=1996] S12 E22 N22 W5 S1 W7 N2 W10 S11$ N11 E10 S2 E7 N1 E5 N32$.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	1,124.00	SF	4.00	4.00	100	1996	1996	3	73	3,282	
3	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1996	1996	3	73	854	
4	0810	CONCRETE A	0	0	0	0	38.00	SF	6.50	6.50	100	1996	1996	3	73	180	
5	1126	CB/STC 8"	0	0	0	0	115.00	SF	8.00	8.00	100	1996	1996	3	73	672	

LAND DESCRIPTION

TOTAL OB/XF 7,788

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	000134	C	SFR POND	0			0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							

REVIEW DATE 02/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/02/2023 BY SYS