LOT 3
SEA CASTLES PB 4/100

DOLAN JOHN & SHARON
11217 PINE VALLEY CLUB DR
CHARLOTTE, NC 28277

2023

00-00-31-1670-0003-0000

BUILDING CHARACTERISTICS

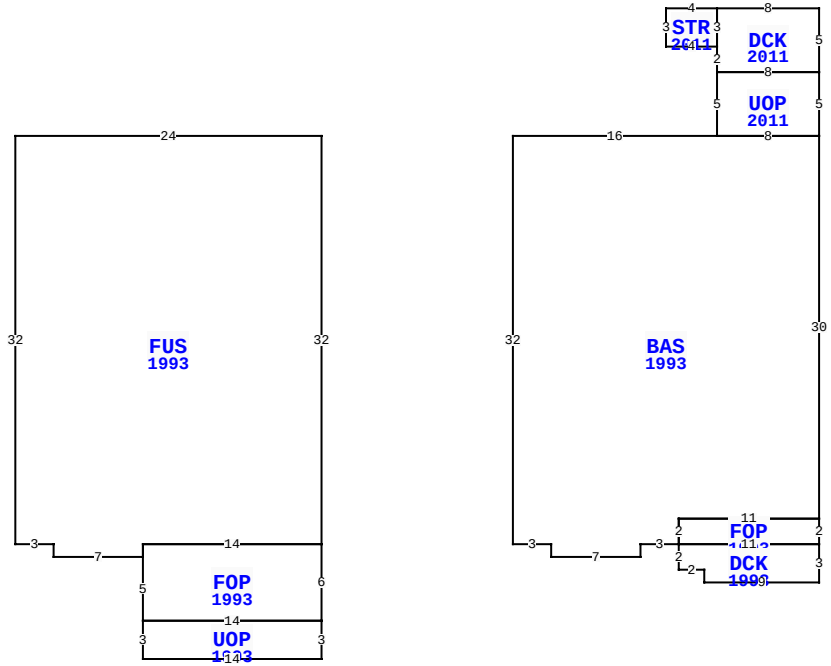
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	753	83,786
DCK	31	10	3	334
DCK	40	10	4	445
FOP	22	30	7	779
FOP	84	30	25	2,782
FUS	775	100	775	86,234
STR	12	10	1	111
UOP	42	20	8	890
UOP	40	20	8	890
TOTALS	1,799		1,584	176,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,584	144.6034	137.37	217,594	1981	1981	0	0	0	19.00	81.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1528 HX Base Yr



3165 S FLETCHER AV, FERNANDINA BEACH

BLD DATE	09/24/2012	KK	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	176,251
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	456,251
SOH/AGL Deduction	50,329
ASSESSED VALUE	405,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,922
TOTAL JUST VALUE	456,251
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990450	XFOB	800	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0510	9/29/2021	WD	U	I	11	100
GRANTOR: VB MARS LLC						
GRANTEE: DOLAN JOHN & SHARON						
2502/0002	9/29/2021	WD	Q	I	01	610,000
GRANTOR: VB MARS LLC						
GRANTEE: DOLAN JOHN & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E16 UOP=[YR=2011] N5 DCK=[YR=2011] N2 STR=[YR=2011] W4 N3 E4 S3$ N3 E8 S5 W8$ E8 S5 W8$ E8 S30 FOP=[YR=1993] S2 DCK=[YR=1993] S3 W9 N1 W2 N2 E11$ W11 N2 E11$ W11 S2 W3 S1 W7 N1 W3 N32$ PTR= W15 FUS=[YR=1993] W24 S32 E3 S1 E7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 E14 N3 W14$ E14 N6 W14 S1$ N1 E14 N32 $ E15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.40	200,000.00	280,000.00	280,000							

REVIEW DATE 02/22/2017 BY DJX Total Acres: 0.00 Total Land Value: 280,000 Market: 0 Agricultural: 0 Common: 280,000 PRINTED 08/02/2023 BY SYS