LOT 8
SEA CASTLES PB 4/100

WARREN RICHARD LEWIS & KIMBERLY ERIN
13360 DRAKEWOOD RD
MIDLOTHIAN, VA 23113

2023

00-00-31-1670-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

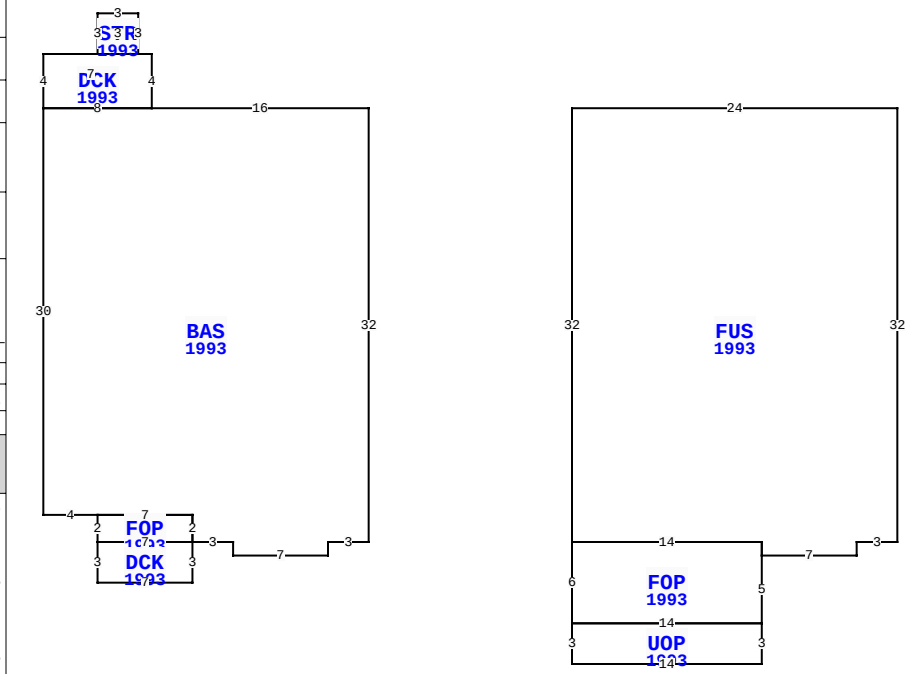
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	100,671
DCK	21	10	2	268
DCK	32	10	3	402
FOP	14	30	4	534
FOP	84	30	25	3,342
FUS	775	100	775	103,613
STR	9	10	1	134
UOP	42	20	8	1,070
TOTALS	1,730		1,571	210,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,571	149.3158	141.85	222,846	1981	2010	0	0	0	5.75	94.25

1 TOWNHOUSE - 0% - 2023 Heated Area: 1528 HX Base Yr



3165 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,032
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	490,032
SOH/AGL Deduction	0
ASSESSED VALUE	490,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,032
TOTAL JUST VALUE	490,032
NCON VALUE	37,338
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B034084	REPAIR/RRF	1,000	11/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1505	6/23/2023	WD	Q	I	01	710,000
GRANTOR: HENDLEY CLARK A & CIN						
GRANTEE: WARREN RICHARD LEWI						
2571/0588	6/14/2022	WD	Q	I	01	700,000
GRANTOR: COLEMAN CHRISTOPHER R						
GRANTEE: HENDLEY CLARK A & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=1993] N4 W1 STR=[YR=1993] N3 W3 S3 E3$ W7 S4 E8 $ W8 S30 E4 FOP=[YR=1993] S2 DCK=[YR=1993] S3 E7 N3 W7$ E7 N2 W7 $ E7 S2 E3 S1 E7 N1 E3 N32$ PTR=E15 FUS=[YR=1993] E24 S32 W3 S1 W7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 W14 N3 E14$ W14 N6 E14 S1$ N1 W14 N32$ W15$.

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