LOT 12
SEA CASTLES PB 4/100

DORSHIMER KATHRYN & DUANE
4016 WIGGINS ROAD
YOUNGSVILLE, NC 27596

2023

00-00-31-1670-0012-0000

BUILDING CHARACTERISTICS

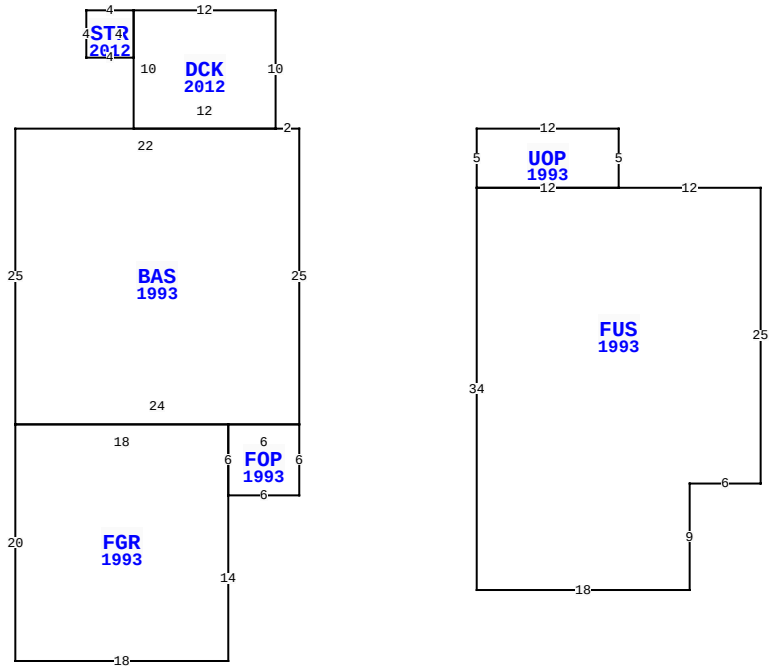
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	600	100	600	67,988
DCK	120	10	12	1,359
FGR	360	55	198	22,436
FOP	36	30	11	1,247
FUS	762	100	762	86,345
STR	16	10	2	227
UOP	60	20	12	1,359
TOTALS	1,954		1,597	180,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,597	146.0844	138.78	221,632	1982	1982	0	0	0	18.35	81.65

1 TOWNHOUSE - 0% - 0 Heated Area: 1362 HX Base Yr



BLD DATE	09/25/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

3165 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,963
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	380,963
SOH/AGL Deduction	107,806
ASSESSED VALUE	273,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,157
TOTAL JUST VALUE	380,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110844	H/AC	2,500	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/1303	5/13/2020	WD	Q	I	01	260,000
GRANTOR: ELY ROBERT & BARBARA						
GRANTEE: DORSHIMER KATHRYN &						
1314/0943	5/04/2005	WD	Q	I		210,000
GRANTOR: BURROUGHS WILBUR S &						
GRANTEE: ELY ROBERT & BARBAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2012] N10 W12 STR=[YR=2012] W4 S4 E4 N4$ S10 E12$ W22 S25 FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6$ N6 W18$ E24 N25$ PTR=E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12$ W12 N5$ 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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS