LOT 19
SEA CASTLES PB 4/100

SHARPE GARRETT W
3165 1ST AVE #19
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1670-0019-0000**

## BUILDING CHARACTERISTICS

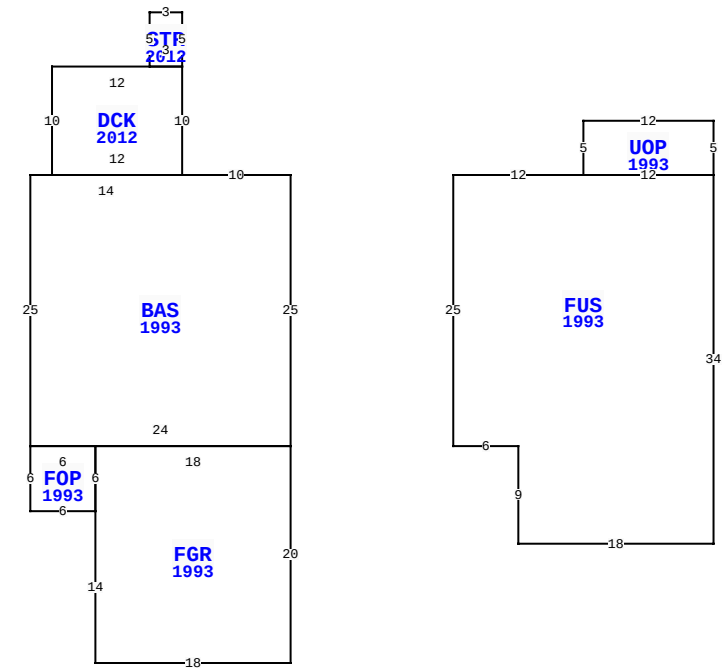
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 15 | CONC BLOCK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 71,552 |
| DCK | 120 | 10 | 12 | 1,431 |
| FGR | 360 | 55 | 198 | 23,612 |
| FOP | 36 | 30 | 11 | 1,312 |
| FUS | 762 | 100 | 762 | 90,871 |
| STR | 15 | 10 | 2 | 239 |
| UOP | 60 | 20 | 12 | 1,431 |
| TOTALS | 1,953 | | 1,597 | 190,447 |

## 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 | 153.0857 | 145.43 | 232,252 | 1983 | 1983 | 0 | 0 | 0 | 18.00 | 82.00 |

1 TOWNHOUSE - 100% - 2022 Heated Area: 1362 HX Base Yr 2022




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

3165 1ST AV, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,447 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 390,447 |
| SOH/AGL Deduction | | 75,709 |
| ASSESSED VALUE | | 314,738 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 264,738 |
| TOTAL JUST VALUE | | 390,447 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,571 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111703 | ELEC OTHER | 500 | 09/27/2011 |
| 20102158 | XFOB | 1,200 | 12/20/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2461/1765 | 5/13/2021 | WD | Q | I | 02 | 290,000 |
| GRANTOR: THOMAS PETER S JR & M | | | | | | |
| GRANTEE: SHARPE GARRETT W | | | | | | |
| 0767/0409 | 8/01/1996 | WD | Q | I | | 60,000 |
| GRANTOR: DENTON WINSTON L | | | | | | |
| GRANTEE: THOMAS PETER S JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=2012] N10 STR=[YR=2012] N5 W3 S5 E3$ W12 S10 E12$ W14 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6$ N6 W6$ E24 N25$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12 S5 W12$ E12 S34 W18 N9 W6 N25$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 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