WESTERLY 34.5' OF LOT 7
IN OR 1286/866
SEASCAPE AT AMELIA PB 6/378

HEROUX FRANCIS A & MARTHA M
301 WENDRON CT
FRANKLIN, TN 37069

2023

00-00-31-1677-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

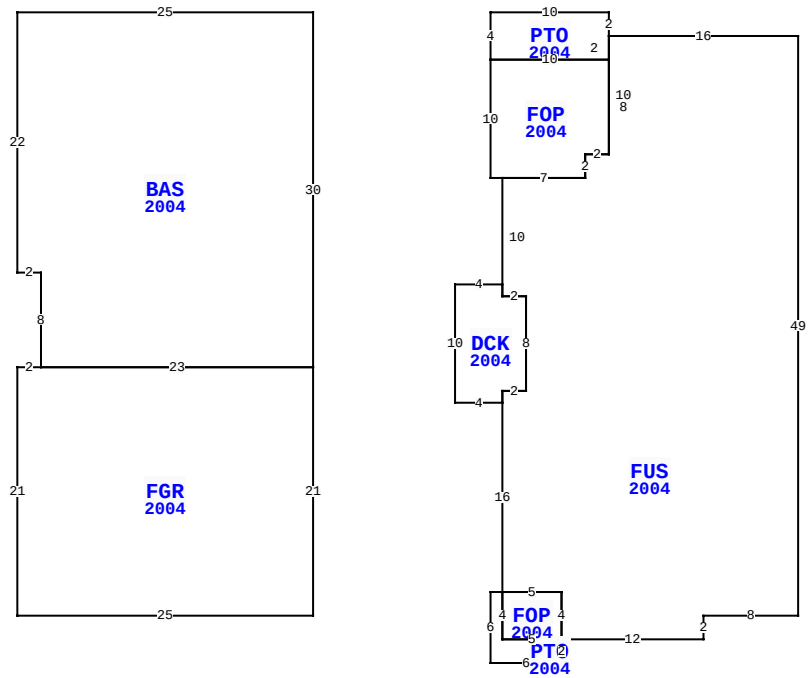
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	85,048
DCK	56	10	6	695
FGR	525	55	289	33,486
FOP	20	30	6	695
FOP	96	30	29	3,360
FUS	1,119	100	1,119	129,658
PTO	16	5	1	116
PTO	40	5	2	232
TOTALS	2,606		2,186	253,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,186	133.6671	126.98	277,578	2004	2004	0	0	0	8.75	91.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1853 HX Base Yr



2683 W 4TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,290
TOTAL MARKET OB/XF VALUE	7,290
TOTAL LAND VALUE - MARKET	191,250
TOTAL MARKET VALUE	451,830
SOH/AGL Deduction	6,914
ASSESSED VALUE	444,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,916
TOTAL JUST VALUE	451,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0866	1/07/2005	WD	Q	I		275,000

GRANTOR: OSPREY DEVELOPMENT CO

GRANTEE: HEROUX FRANCIS A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 S22 E2 S8 FGR=[YR=2004] W2 S21 E25 N21 W23 $ E23 N30 $ PTR= E15 PTO=[YR=2004] E10 S2 FUS=[YR=2004] E16 S49 W8 S2 W12 PTO=[YR=2004] S2 W6 N6 E1 FOP=[YR=2004] E5 S4 W5 N4 $ S4 E5 $ N4 W5 N16 DCK=[YR=2004] W4 N10 E4 S1 E2 S8 W2 S1 $ N1 E2 N8 W2 N10 FOP=[YR=2004] W1 N10 E10 S8 W2 S2 W7 $ E7 N2 E2 N10 $ S2 W10 N4 $ 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
1	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50	6.50	100	2004	2004	3	86	5,450	
2	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	2004	2004	3	86	581	
3	1241	WD DECK G	0	0	6	4	24.00	UT	11.50	11.50	100	2004	2004	3	40	110	
4	0479	VF PICKET	0	0	0	0	65.00	LF	10.00	10.00	100	2004	2004	3	66	429	
5	0462	ST/AL FNC	0	0	45	4	180.00	SF	10.00	10.00	100	2004	2004	3	40	720	

LAND DESCRIPTION

TOTAL OB/XF 7,290

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	0	0003	R-2	34.00	98.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/02/2023 BY SYS