BLOCK 11 LOTS 7 & 8
IN OR 1848/777
SEAVIEW SUB PB1/7

MITCHELL BRIAN H & ANN KOOP
4762 SW 88TH DR
GAINESVILLE, FL 32608

2023

00-00-31-1680-0011-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

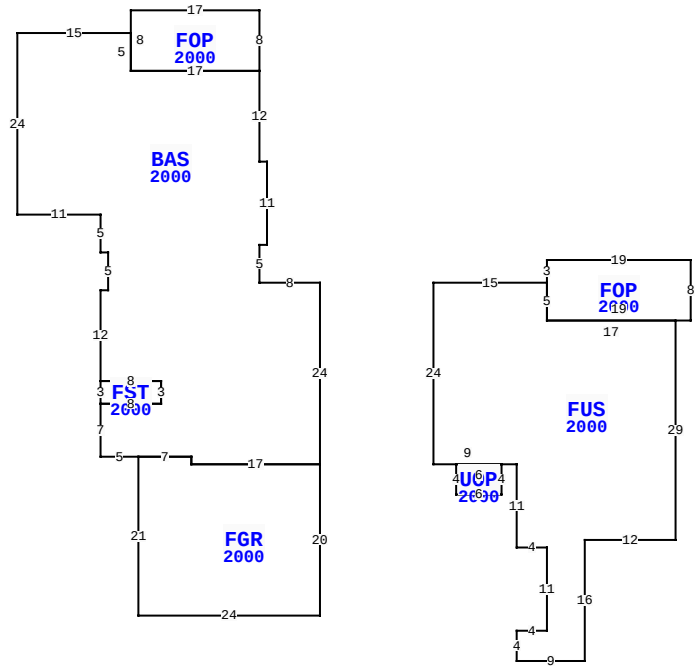
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	191,197
FGR	487	55	268	33,316
FOP	136	30	41	5,097
FOP	152	30	46	5,718
FST	24	55	13	1,616
FUS	993	100	993	123,445
UOP	24	20	5	621
TOTALS	3,354		2,904	361,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,904	147.0348	139.68	405,631	2000	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 0% - 0 Heated Area: 2531 HX Base Yr



3433 S FLETCHER AVE, 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	361,012
TOTAL MARKET OB/XF VALUE	28,845
TOTAL LAND VALUE - MARKET	344,549
TOTAL MARKET VALUE	734,406
SOH/AGL Deduction	0
ASSESSED VALUE	734,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	734,406
TOTAL JUST VALUE	734,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	760,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120681	H/AC	3,547	04/19/2012
20102107	OTHER	700	12/09/2010
20101661	H/AC	3,600	09/22/2010
B2001021	SWIM POOL	15,500	01/21/2000
B2001022	NEW CONSTR	15,000	01/21/2000
B2001004	NEW CONSTR	157,976	01/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/0777	4/01/2013	WD	Q	I	01	446,000
GRANTOR: BARRETT MITCHELL A &						
GRANTEE: MITCHELL BRIAN H &						
1695/1403	8/23/2010	QC	U	I	11	70,000
GRANTOR: BARRETT MITCHELL A						
GRANTEE: BARRETT MITCHELL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 N5 E1 N11 W1 N12 FOP=[YR=2000] N8 W17 S8 E17 $ W17 N5 W15 S24 E11 S5 E1 S5 W1 S12 FST=[YR=2000] E8 S3 W8 N3 $ E8 S3 W8 S7 E5 FGR=[YR=2000] S21 E24 N20 W17 N1 W7 $ E7 S1 E17 N24 $ PTR= E15 FUS=[YR=2000] E15 FOP=[YR=2000] N3 E19 S8 W19 N5 $ S5 E17 S29 W12 S16 W9 N4 E4 N11 W4 N11 W2 UOP=[YR=2000] W6 S4 E6 N4 $ W9 N24 $ 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	0812	CONCRETE C	0	0	0	0	1,139.00	SF	4.00	4.00	100	2000	2000	3	80	3,645	
2	0810	CONCRETE A	0	0	0	0	241.00	SF	6.50	6.50	100	2000	2000	3	80	1,253	
3	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	100	2000	2000	3	27	9,180	
4	0845	KOOL DECK	0	0	0	0	869.00	SF	7.25	7.25	100	2000	2000	3	80	5,040	
5	0462	ST/AL FNC	0	0	0	0	44.00	SF	10.00	10.00	100	2000	2000	3	29	128	
6	1126	CB/STC 8"	0	0	0	0	573.00	SF	8.00	8.00	100	2000	2000	3	80	3,667	
7	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	100	2000	2000	3	40	390	
8	1126	CB/STC 8"	0	0	0	0	291.00	SF	8.00	8.00	100	2000	2000	3	80	1,862	
9	1121	CB 4"	0	0	50	8	400.00	SF	5.00	5.00	100	2000	2000	3	80	1,600	
10	1124	CB/STC 4"	0	0	50	8	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	

TOTAL OB/XF 28,845

LAND DESCRIPTION

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			50.00	125.00	50.00	FF	1	1.09	1.00	1.19	5,800.00	6,890.98	344,549							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 344,549 Market: 0 Agricultural: 0 Common: 344,549 PRINTED 08/02/2023 BY SYS