LOT 24 & E6 FT OF LOT 32
EX S6 FT OF 24
IN OR 1652/1371

SOMOGYI LASZLO & BETH
1417 SADLER RD #240
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1700-0024-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

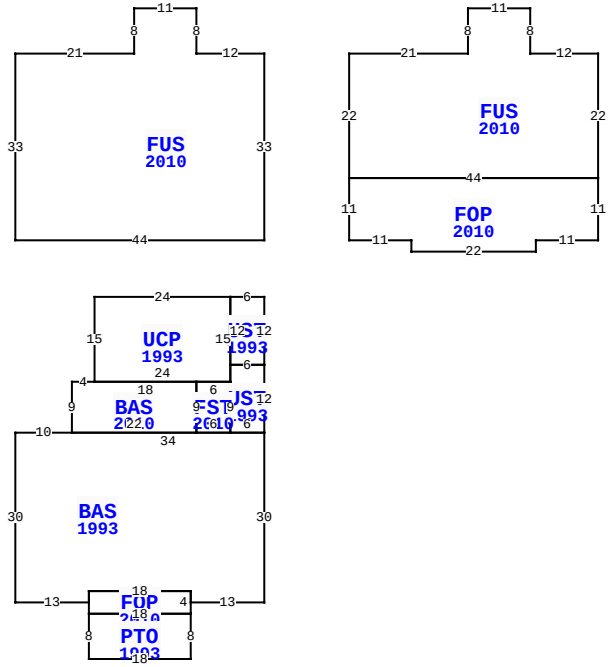
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 17 | CB STUCCO 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 11 | SLATE 70 |
| Roof Cover | 04 | BUILT-UP 30 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 03 | PLASTER 30 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 16 | EPOXY STRP 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 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 | 1024.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,284 | 100 | 1,284 | 148,282 |
| BAS | 198 | 100 | 198 | 22,866 |
| FOP | 72 | 30 | 22 | 2,540 |
| FOP | 528 | 30 | 158 | 18,246 |
| FST | 54 | 55 | 30 | 3,465 |
| FUS | 1,056 | 100 | 1,056 | 121,951 |
| FUS | 1,540 | 100 | 1,540 | 177,845 |
| PTO | 144 | 5 | 7 | 808 |
| UCP | 360 | 20 | 72 | 8,314 |
| UST | 72 | 45 | 32 | 3,696 |
| TOTALS | 5,380 | | 4,431 | 511,710 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,431 | 117.0708 | 139.02 | 615,998 | 1970 | 1985 | 0 | 0 | 0 | 16.93 | 83.07 |

1 SNGL FAM – 100% - 2011 Heated Area: 4078 HX Base Yr 2011




** This building has 11 Sub-Areas

845 MARY ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 511,710 |
| TOTAL MARKET OB/XF VALUE | | 37,018 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 848,728 |
| SOH/AGL Deduction | | 446,239 |
| ASSESSED VALUE | | 402,489 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 352,489 |
| TOTAL JUST VALUE | | 848,728 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 666,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20140449 | PERGOLA | 1,380 | 03/06/2014 |
| 20131553 | PAVERS | 0 | 07/03/2013 |
| 20101265 | GAS | 980 | 08/03/2010 |
| 20101265 | NEW CONSTR | 0 | 08/03/2010 |
| 20101105 | REPAIR/RRF | 0 | 07/07/2010 |
| 20100952 | H/AC | 10,000 | 06/09/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1652/1371 | 12/09/2009 | WD | Q | I | 01 | 250,000 |
| GRANTOR: WOODS & WATER INC | | | | | | |
| GRANTEE: SOMOGYI LASZLO & BE | | | | | | |
| 1322/1081 | 6/06/2005 | PR | Q | I | | 225,000 |
| GRANTOR: WALDROP WILLIAM P/R F | | | | | | |
| GRANTEE: WOODS & WATER INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W6 UCP=[YR=1993] W24 S15 BAS=[YR=2010] W4S9BAS=[YR=1993] W10S30E13 FOP=[YR=2010] S2 PTO=[YR=1993] S8 E18 N8 W18 $ E18 N4 W18 S2 $ N2 E18 S2 E13 N30 UST=[YR=1993] N12W6 S3 FST=[YR=2010] W6S9E6N9$ S9E6$ W34$ E22N9W18$ E24N15$ S12E6N12$ PTR=N10 FUS=[YR=2010] N33W12N8W11 S8 W21S33E44$ S10$ PTR=N10E15 FOP=[YR=2010] E11S2E22N2E11N11 FUS=[YR=2010] N22W12N8W11S8W21S22E44 $ W44S11$ W15S10$.

## 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 | 100 | 0 | 0 | 1,407.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 22 | 2,012 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 40 | 3 | 120.00 | SF | 6.50 | 6.50 | 100 | 1973 | 1973 | 3 | 25 | 195 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 6,125.00 | 6,125.00 | 100 | 1970 | 1970 | 3 | 31.2 | 1,911 | |
| 5 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 17,850.00 | 17,850.00 | 100 | 2010 | 2010 | 3 | 100 | 17,850 | |
| 6 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2010 | 2010 | 3 | 92 | 460 | |
| 7 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2010 | 2010 | 3 | 94 | 3,290 | |
| 8 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2010 | 2010 | 3 | 50 | 2,500 | |
| 9 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 7 | 56.00 | SF | 30.00 | 30.00 | 100 | 2012 | 2012 | 3 | 60 | 1,008 | |
| 10 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 8.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 81 | 207 | |
| 11 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 81 | 243 | |

TOTAL OB/XF 29,676

## 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 | 100 | 0006 | R-2 | 75.00 | 106.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 09/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS

LOT 24 & E6 FT OF LOT 32
EX S6 FT OF 24
IN OR 1652/1371

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1417 SADLER RD #240
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1700-0024-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1024.00 | | |

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|---|---|---|---|---|
| TOTALS | | | | |

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| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
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| | | | | | | | | | | | | |

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| TOTAL JUST VALUE | | 848,728 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 666,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100966 | NEW CONSTR | 4,000 | 06/09/2010 |
| 20100950 | REMODEL | 12,000 | 06/08/2010 |
| 20100729 | ADDITION | 150,000 | 04/07/2010 |
| 20100021 | REMODEL | 18,000 | 01/07/2010 |
| 20091730 | REMODEL | 3,000 | 12/21/2009 |
| 20091714 | OTHER | 0 | 12/17/2009 |

### SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: WOODS & WATER INC | | | | | | |
| GRANTEE: SOMOGYI LASZLO & BE | | | | | | |
| 1322/1081 | 6/06/2005 | PR | Q | I | | 225,000 |
| GRANTOR: WALDROP WILLIAM P/R F | | | | | | |
| GRANTEE: WOODS & WATER INC | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0855 | CONC PAVER | 0 | 100 | 50 | 11 | 550.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 95 | 5,225 | |
| 13 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 75.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 95 | 713 | |
| 14 | 1076 | TRELLIS A | 0 | 100 | 10 | 24 | 240.00 | SF | 7.50 | 7.50 | 100 | 2014 | 2014 | 3 | 78 | 1,404 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,342

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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