BLOCK 5 LOT 5
SOUTH BEACH SUB PB 3/11

GOETZ ALEXIS L
3006 MISSOURI AVE
SAINT LOUIS, MO 63119

2023

00-00-31-1720-0005-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

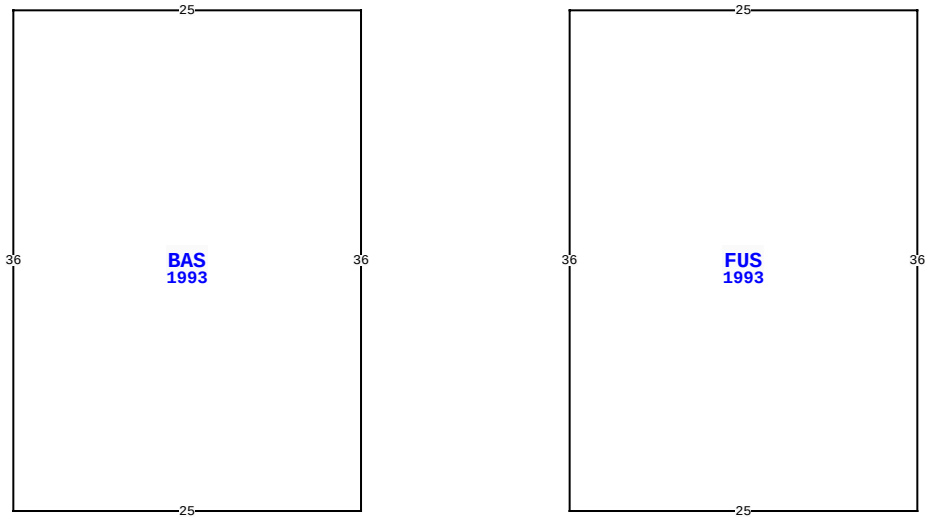
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	153,456
FUS	900	100	900	153,456
TOTALS	1,800		1,800	306,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,800	124.3150	177.15	318,870	1971	2014	0	0	0	3.75	96.25

1 SFR CUST – 0% - 0 Heated Area: 1800 HX Base Yr



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

3067 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	306,912
TOTAL MARKET OB/XF VALUE	9,475
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	606,387
SOH/AGL Deduction	0
ASSESSED VALUE	606,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,387
TOTAL JUST VALUE	606,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190474	DECK625	0	11/20/2019
20041813	OTHER	2,000	10/07/2004
B0040530	REPAIR/RRF	25,000	03/26/2004
B034223	DEMOLITION	1,000	12/02/2003
2275	CHNGE SRVC	250	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1428	3/30/2021	WD	Q	I	01	745,000
GRANTOR: CALHOUN GARY L & ANNE						
GRANTEE: GOETZ ALEXIS L						
2222/1377	9/10/2018	WD	Q	I	01	445,000
GRANTOR: TEXEIRA CHARLES & KAT						
GRANTEE: CALHOUN GARY L & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S36 E25 N36 $ PTR= E15 FUS=[YR=1993] E25 S36 W25 N36 $ 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
2	0812	CONCRETE C	0	0	0	0	2,204.00	SF	4.00	4.00	100	1980	1980	3	35	3,086	
3	0479	VF PICKET	0	0	0	0	19.00	LF	5.00	5.00	100	2004	2004	3	66	63	
4	1242	WD DECK A	0	0	0	0	305.00	SF	12.50	12.50	100	2004	2004	3	24	915	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	24	864	
7	1242	WD DECK A	0	0	10	8	80.00	SF	12.50	12.50	100	2004	2004	3	24	240	
8	1242	WD DECK A	0	0	0	0	444.00	SF	10.00	10.00	100	2021	2021	3	97	4,307	

LAND DESCRIPTION

TOTAL OB/XF 9,475

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	100.00	50.00	FF	1	1.00	1.00	1.00	5,800.00	5,800.00	290,000							

REVIEW DATE 11/22/2021 BY RKX Total Acres: 0.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 08/02/2023 BY SYS