BLOCK 15 LOTS 19 & 20
ESMT OR 512/995
CITY OF FDNA BEACH

M&M NORTHERN PROPERTIES LLC
618 GOFORTH ROAD
BLOWING ROCK, NC 28605

2023

00-00-31-1800-0015-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

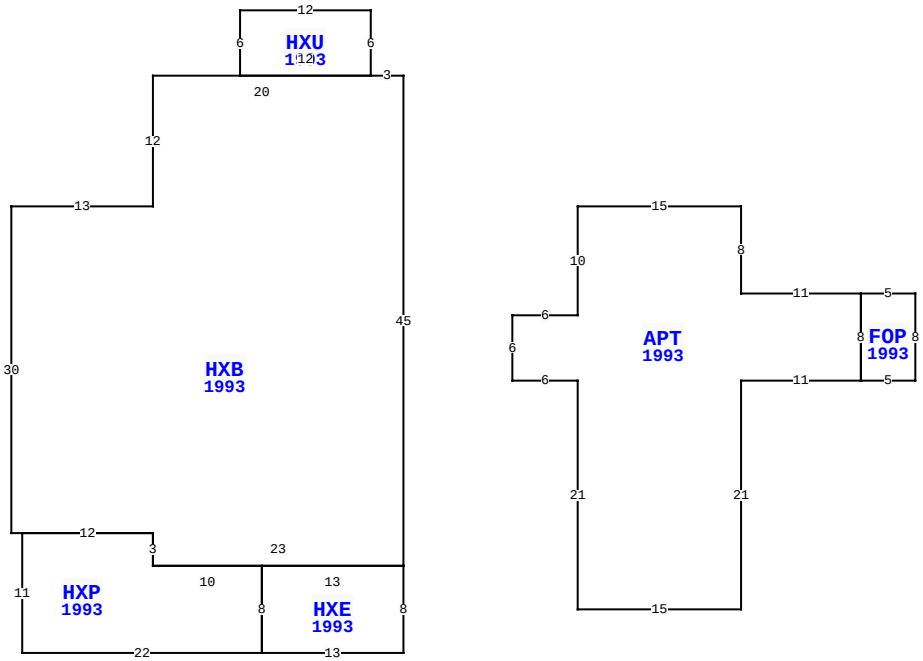
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	679	100	679	85,062
FOP	40	30	12	1,504
HXB	1,425	100	1,425	178,518
HXE	104	80	83	10,398
HXP	212	30	64	8,017
HXU	72	55	40	5,011
TOTALS	2,532		2,303	288,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,303	117.5118	140.13	322,719	1920	2000	0	0	0	10.60	89.40

1 DUPLEX – 0% - 0 Heated Area: 2187 HX Base Yr



123 N 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	288,511
TOTAL MARKET OB/XF VALUE	7,918
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	456,429
SOH/AGL Deduction	75,093
ASSESSED VALUE	381,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,336
TOTAL JUST VALUE	456,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071937	DRIVEWAY ON NORTH	1,000	10/12/2007
20052209	REMOVE ALUM.SIDIN	1,000	07/13/2005
20040620	REPLACE FIXTURES	3,000	03/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1387	10/09/2020	WD	Q	I	01	535,000
GRANTOR: MARSH ALEEN M						
GRANTEE: M&M NORTHERN PROPER						
2380/0259	2/03/2020	QC	U	I	11	100
GRANTOR: DEVINE JOSEPH L & ALE						
GRANTEE: MARSH ALEEN						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W3 HXU=[YR=1993] N6 W12 S6 E12 $ W20 S12 W13 S30 E1 HXP=[YR=1993] S11 E22 HXE=[YR=1993] E13 N8 W13 S8 $ N8 W10 N3 W12 $ E12 S3 E23 N45 $ PTR= E10S22 APT=[YR=1993] E6 N10 E15S8 E11 FOP=[YR=1993] E5 S8 W5N8 $ S8 W11 S21 W15 N21 W6 N6 $N22W10$.

EXTRA FEATURES

L N	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	0858	SCULP CONC	0	0	35	8	280.00	SF	13.00	13.00	100	2007	2007	3	97	3,531	
2	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50	6.50	100	2007	2007	3	89	694	
3	0858	SCULP CONC	0	0	4	9	36.00	SF	19.50	19.50	100	2007	2007	3	97	681	
4	0858	SCULP CONC	0	0	16	7	112.00	SF	13.00	13.00	100	2007	2007	3	97	1,412	
5	1241	WD DECK G	0	0	36	4	144.00	UT	11.50	11.50	100	2006	2006	3	48	795	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1920	1920	3	20	400	
8	0810	CONCRETE A	0	0	56	2	112.00	SF	6.50	6.50	100	1970	1970	3	22	160	
9	1126	CB/STC 8"	0	0	34	2	68.00	SF	8.00	8.00	100	1920	1920	3	20	109	
10	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2006	2006	3	31	74	
11	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2006	2006	3	31	62	

TOTAL OB/XF 7,918

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	160,000							

REVIEW DATE 06/08/2018 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS