BLOCK 27 LOT 11
CITY OF FDNA BEACH

PARROTT ELIZABETH D TRUST/PARROTT ELIZABETH D TRUS
365 W 37TH ST
SEA ISLAND, GA 31561

2023

00-00-31-1800-0027-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

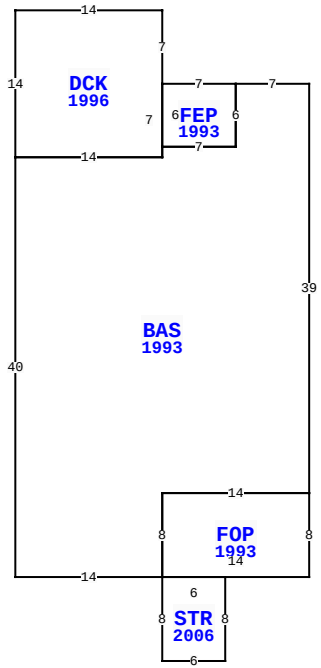
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	60	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	321,283
DCK	196	10	20	6,039
FEP	42	80	34	10,267
FOP	112	30	34	10,267
STR	48	10	5	1,510
TOTALS	1,462		1,157	349,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,157	183.6000	218.02	252,249	1926	1998	0	10	38.5	11.50	138.50

1 SNGL FAM – 0% - 0 Heated Area: 1064 HX Base Yr



219 S 6TH 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	382,861
TOTAL MARKET OB/XF VALUE	2,376
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	585,237
SOH/AGL Deduction	76,924
ASSESSED VALUE	508,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,313
TOTAL JUST VALUE	585,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120894	RE-ROOF	5,000	05/17/2012
20110480	NEW WATER HEATER	800	04/05/2011
20110452	GAS	895	03/31/2011
20110032	ADDITION	12,000	01/05/2011
20091460	WOOD FENCE	300	10/27/2009
20071457	UPGRADE TO 200 AM	1,200	08/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0601	4/03/2020	WD	Q	I	01	489,000
GRANTOR: GORE NANCY LOUISE						
GRANTEE: PARROTT ELIZABETH D						
2126/1887	6/12/2017	WD	Q	I	02	405,000
GRANTOR: ROACH JAMES D JR & AS						
GRANTEE: GORE NANCY LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FEP=[YR=1993] W7 DCK=[YR=1996] N7 W14 S14 E14 N7$S6 E7 N6 $ S6 W7 S1 W14 S40 E14 STR=[YR=2006] S8E6N8W6$ FOP=[YR=1993] E14 N8 W14 S8$N8 E14 N39 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1920	1920	3	20	700	
2	0810	CONCRETE A	0	0	94	9	846.00	SF	6.50	6.50	100	1960	1960	3	20	1,100	
4	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	1994	1994	3	70	273	
5	0825	BRICK	0	0	4	12	48.00	SF	12.50	12.50	100	1960	1960	3	39.8	239	
8	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50	100	1992	1992	3	66	64	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

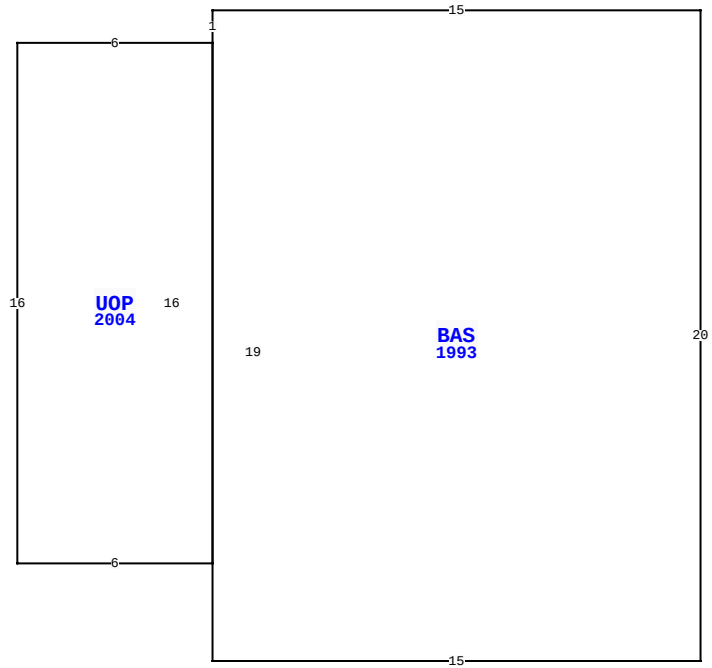
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	31,502
UOP	96	20	19	1,995
TOTALS	396		319	33,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	319	127.1600	114.76	36,608	1994	2004	0	0	0	8.50	91.50

2 SINGLE FAM – 0% - 0 Heated Area: 300 HX Base Yr



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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,313
TOTAL JUST VALUE	585,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	513,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034159	CHG GARAGE TO STU	26,000	11/18/2003
20032560	REPLACE SEWER	1,000	02/21/2003
20110452	GAS	895	03/31/2001
9124	REPAIR/RRF	1,800	06/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: GORE NANCY LOUISE						
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2126/1887	6/12/2017	WD	Q	I	02	405,000
GRANTOR: ROACH JAMES D JR & AS						
GRANTEE: GORE NANCY LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S1 UOP=[YR=2004] W6 S16 E6 N16$ S19 E15 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/02/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS