BLOCK 51 LOT 5
CITY OF FDNA BEACH

HENGLER SHAWN C & KRISTIN
24 FIELDSTONE CT E
DAWSONVILLE, GA 30535

**2023**

**00-00-31-1800-0051-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

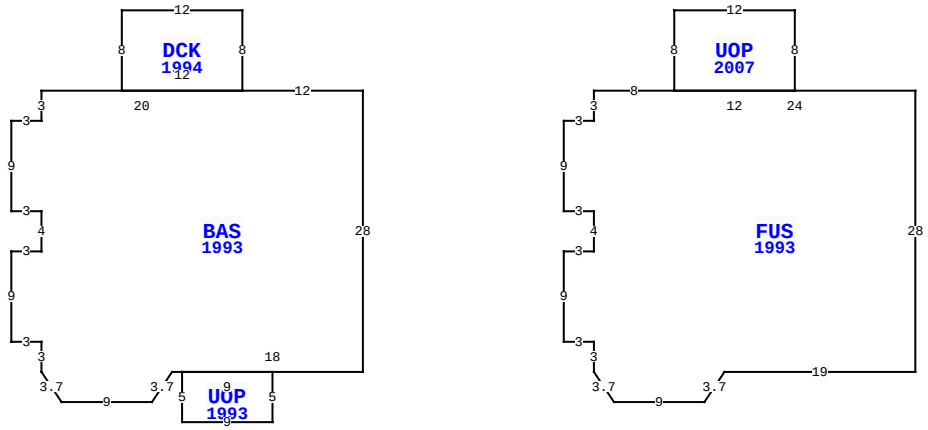
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 06 | CUST PANEL 10 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 983 | 100 | 983 | 86,725 |
| DCK | 96 | 10 | 10 | 882 |
| FUS | 983 | 100 | 983 | 86,725 |
| UOP | 45 | 20 | 9 | 794 |
| UOP | 96 | 20 | 19 | 1,676 |
| TOTALS | 2,203 | | 2,004 | 176,802 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,004 | 115.3460 | 104.10 | 208,616 | 1900 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SINGLE FAM – 0% - 0 Heated Area: 1966 HX Base Yr




25 N 10TH 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 | 176,802 |
| TOTAL MARKET OB/XF VALUE | 12,098 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 538,900 |
| SOH/AGL Deduction | 212,716 |
| ASSESSED VALUE | 326,184 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 326,184 |
| TOTAL JUST VALUE | 538,900 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 353,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2271/1942 | 4/26/2019 | WD | Q | I | 01 | 295,000 |
| GRANTOR: SHERLOCK ALAN & DAVID | | | | | | |
| GRANTEE: HENGLER SHAWN C & K | | | | | | |
| 2271/1938 | 4/23/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CATS ANGELS INC SPCA | | | | | | |
| GRANTEE: SHERLOCK ALAN & DAV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 DCK=[YR=1994] N8 W12 S8 E12$ W20 S3 W3 S9 E3 S4 W3 S9 E3 S3 D3 R2 E9 U3 R2 E1 UOP=[YR=1993] S5 E9 N5 W9$ E18 N28$ PTR=E20S3 FUS=[YR=1993] E3 N3 E8 UOP=[YR=2007] N8 E12 S8 W12$ E24 S28 W19 L2 D3 W9 U3 L2 N3 W3 N9 E3 N4 W3 N9$N3 W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0835 | QUARY TILE | 0 | 0 | 11 | 4 | 44.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 79 | 348 | |
| 4 | 0825 | BRICK | 0 | 0 | 0 | 0 | 1,000.00 | SF | 12.50 | 12.50 | 100 | 2000 | 2000 | 3 | 94 | 11,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,098

| 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 | 0006 | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 350,000 | | | | | | | |

REVIEW DATE 04/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS