BLOCK 80 LOT S1/2 OF 7
IN OR 2183/1732
CITY OF FDNA BEACH

MYERS BURT M & YVONNE R
5618 BLOWING ROCK BLVD
LENOIR, NC 28645

2023

00-00-31-1800-0080-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

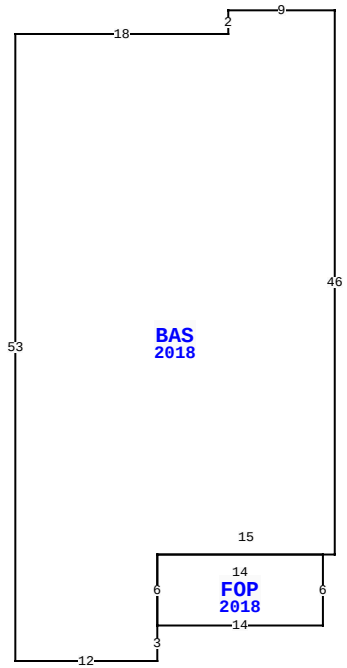
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,314	100	1,314	248,905
FOP	84	30	25	4,736
TOTALS	1,398		1,339	253,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,339	161.9488	192.31	257,503	2018	2018	0	0	0	1.50	98.50

2 SNGL FAM – 0% - 0 Heated Area: 1314 HX Base Yr



111 N 11TH 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	253,640
TOTAL MARKET OB/XF VALUE	8,565
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	437,205
SOH/AGL Deduction	140,804
ASSESSED VALUE	296,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,401
TOTAL JUST VALUE	437,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172961	CO ISSUED	0	03/12/2018
20172961	NEW CONSTR	0	12/01/2017
20170942	DEMOLITION	5,000	03/30/2017
20051685	REMODEL	1,000	04/28/2005
990480	REPAIR/RRF	3,600	05/19/1999
972442	REPAIR/RRF	6,000	12/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2183/1732	3/12/2018	WD	Q	I	02	287,000
GRANTOR: MCG HOMES LLC						
GRANTEE: MYERS BURT M & YVON						
2018/1536	12/15/2015	CT	U	I	18	50,000
GRANTOR: CLERK OF COURT						
GRANTEE: MCG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W9 S2 W18 S53 E12 N3 FOP=[YR=2018] E14 N6 W14 S6$ N6 E15 N46$.

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	0855	CONC PAVER	0	0	0	0	566.00	SF	10.00	10.00	100	2018	2018	3	98	5,547	
2	0855	CONC PAVER	0	0	0	0	104.00	SF	10.00	10.00	100	2018	2018	3	98	1,019	
3	0855	CONC PAVER	0	0	0	0	204.00	SF	10.00	10.00	100	2018	2018	3	98	1,999	

LAND DESCRIPTION

TOTAL OB/XF 8,565

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	175,000							

REVIEW DATE 04/25/2018 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS