BLOCK 152 LOTS 10 & 11
CITY OF FDNA BEACH

ABEL FRANK & ELAINE REVOCABLE TRUST/ABEL FRANK B I
1414 DUTCH NECK ROAD
WALDOBORO, ME 04572

2023

00-00-31-1800-0152-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

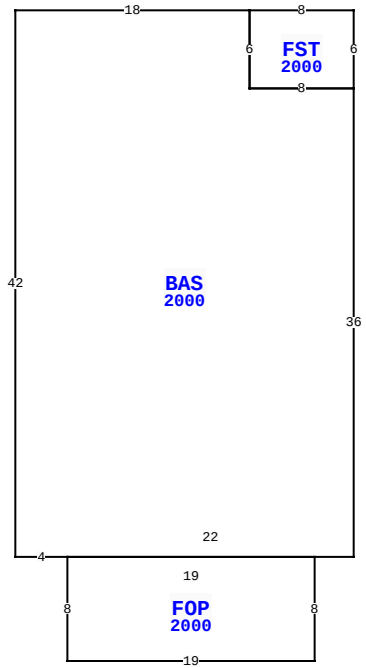
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	93,149
FOP	152	30	46	4,105
FST	48	55	26	2,320
TOTALS	1,244		1,116	99,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,116	110.7700	99.97	111,567	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1044 HX Base Yr



720 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	99,574
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	279,374
SOH/AGL Deduction	46,019
ASSESSED VALUE	233,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,355
TOTAL JUST VALUE	279,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991273	NEW CONSTR	27,000	09/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/815	5/02/2023	SW	U	I	11	100
GRANTOR: ABEL FRANK B III & EL						
GRANTEE: ABEL FRANK & ELAINE						
2367/1196	6/10/2020	WD	Q	I	02	269,900
GRANTOR: KRAMER DIANNA M						
GRANTEE: ABEL FRANK B III &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2000] W8 BAS=[YR=2000] W18 S42 E4 FOP=[YR=2000] S8 E19 N8 W19 $ E22 N36 W8 N6$ S6 E8 N6 $.

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	0810	CONCRETE A	0	0	0	0	923.00	SF	6.50	6.50	100	2000	2000	3	80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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 09/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS