

BLOCK 152 LOTS 20 21 &  
 N1/2 OF LOT 19 (S-1)  
 IN OR 1515/1299

VESTAL AARON D  
 755 S 7TH ST  
 FERNANDINA BEACH, FL 32034

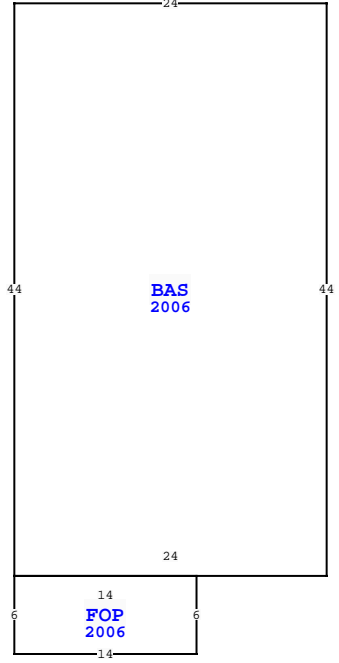
2023

00-00-31-1800-0152-0200



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2	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
BAS	1,056	100	1,056
FOP	84	30	25
			SUBAREA MARKET VALUE
			98,539
			2,333
TOTALS	1,140		1,081
			100,872

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2008										Heated Area: 1056	HX Base Yr 2008



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			100,872
TOTAL MARKET OB/XF VALUE			4,005
TOTAL LAND VALUE - MARKET			218,750
TOTAL MARKET VALUE			323,627
SOH/AGL Deduction			237,297
ASSESSED VALUE			86,330
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			36,330
TOTAL JUST VALUE			323,627
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062185	XFOB	1,000	09/19/2006
20060898	ELEC OTHER	3,000	04/26/2006
20060692	H/AC	4,500	04/03/2006
20060106	OTHER	4,000	01/13/2006
20051944	NEW CONSTR	30,000	06/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1299	7/30/2007	WD	U	I	03	87,400
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: VESTAL AARON D						
1515/1297	7/30/2007	QC	U	I	10	100
GRANTOR: STRICKLAND JUDITH S						
GRANTEE: NASSAU HABITAT FOR						

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	0810	CONCRETE A	0	100	23	20			6.50	100	2006	2006	3	88	2,631	
2	0810	CONCRETE A	0	100	27	3			6.50	100	2006	2006	3	88	463	
3	0479	VF PICKET	0	100	0	0			10.00	100	2006	2006	3	72	720	
4	0479	VF PICKET	0	100	0	0			5.00	100	2006	2006	3	72	191	

TOTAL OB/XF										4,005						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N44 W24 S44 FOP=[YR=2006] S6 E14 N6 W14S24S.									

LAND DESCRIPTION										TOTAL OB/XF										4,005				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	R-2	63.00	100.00	62.50	FF		1.00	1.00	1.00	3,500.00	3,500.00	218,750							