BLOCK 207 LOTS S1/2 OF 3 & 6
ALL LOTS 4 & 5
CITY OF FDNA BEACH

TESTAMENTARY TRUST UNDER THE LAST WILL & TESTAMENT
2127 BLUE HERON CT
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0207-0032**

## BUILDING CHARACTERISTICS

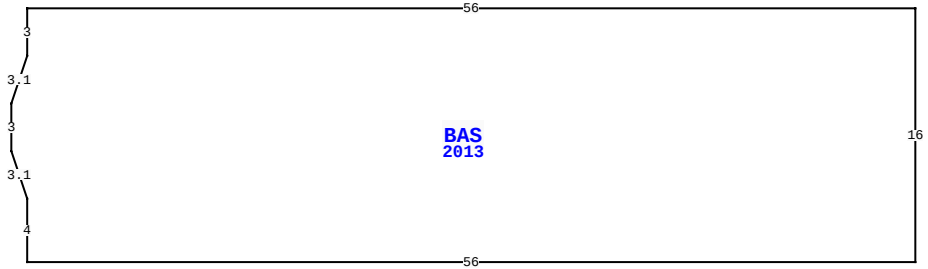
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 07 | CORK/VTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2016.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 902 | 100 | 902 | 38,665 |
| TOTALS | 902 | | 902 | 38,665 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 902 | 113.4000 | 79.38 | 71,601 | 2003 | 2003 | 0 | 0 | 0 | 46.00 | 54.00 |

5 M/H 94+ – 0% - 0 Heated Area: 902 HX Base Yr




1553 CLINCH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 10/28/2013 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 38,665 |
| TOTAL MARKET OB/XF VALUE | 15,894 |
| TOTAL LAND VALUE - MARKET | 200,400 |
| TOTAL MARKET VALUE | 254,959 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 254,959 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,959 |
| TOTAL JUST VALUE | 254,959 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 244,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22010425 | DEMOLITION | 0 | 07/07/2022 |
| 19004647 | FOP/FSP | 1,500 | 06/01/2019 |
| 19002187 | MH MOVE-ON | 0 | 03/05/2019 |
| 18008226 | DEMOLITION | 2,000 | 10/16/2018 |
| MH0098 | MH MOVE-ON | 0 | 11/03/2006 |
| M12151 | MECH OTHER | 0 | 10/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2635/1121 | 4/06/2023 | PR | U | I | 19 | 100 |
| GRANTOR: CLOER PATSY TYSON AS | | | | | | |
| GRANTEE: TESTAMENTARY TRUST | | | | | | |
| 1904/1336 | 2/03/2014 | WD | U | I | 11 | 100 |
| GRANTOR: GOODMAN FRED G | | | | | | |
| GRANTEE: KLINE LAWRENCE DELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W56 S3 D3 L1 S3 D3 R1 S4 E56 N16$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0351 | CARPORT MT | 0 | 0 | 21 | 12 | 252.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 504 | |
| 13 | 0810 | CONCRETE A | 0 | 0 | 14 | 8 | 112.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 255 | |
| 15 | 0810 | CONCRETE A | 0 | 0 | 8 | 20 | 160.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 364 | |
| 18 | 2810 | MH SPACE | 0 | 0 | 0 | 0 | 5.00 | SF | 2,400.00 | 2,400.00 | 100 | 0 | 0 | 3 | 100 | 12,000 | |
| 19 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 33.00 | 33.00 | 100 | 2005 | 2005 | 3 | 27 | 1,283 | |
| 21 | 0752 | USP | 0 | 0 | 10 | 13 | 130.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 40 | 780 | |
| 22 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 5.90 | 5.90 | 100 | 2010 | 2010 | 3 | 50 | 708 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,894

| 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 | 000200 | C | MBL HM SUB | 0 | 0006 | RS-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 50,000 | | | | | | | |
| 2 | 000200 | C | MBL HM SUB | 0 | 0006 | RS-2 | 150.00 | 100.00 | 150.00 | FF | | 1.00 | 1.00 | 0.70 | 480.00 | 336.00 | 50,400 | | | | | | | |
| 3 | 000102 | C | SFR/MH | 0 | 0006 | RS-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 100,000 | | | | | | | |

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 200,400 Market: 0 Agricultural: 0 Common: 200,400 PRINTED 08/02/2023 BY SYS