BLOCK 207 LOT N1/2 OF 6 &
S1/2 OF 7 & N1/2 OF 3 &
S1/2 OF LOT 2

POIRIER DAVID E L/E/
PO BOX 1097
HILL CITY, SD 57745

2023

00-00-31-1800-0207-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

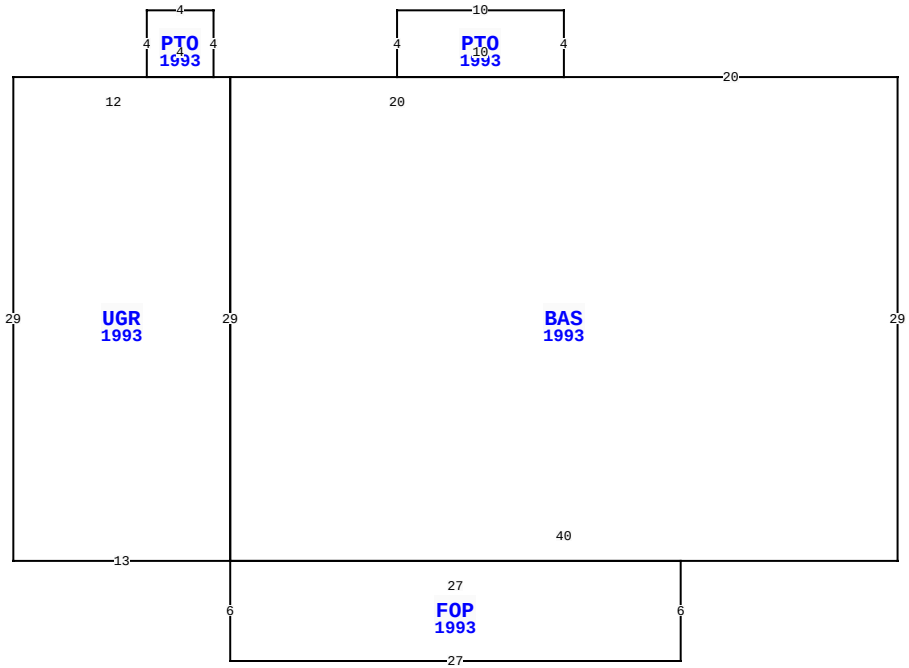
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	88,702
FOP	162	30	49	3,747
PTO	16	5	1	76
PTO	40	5	2	153
UGR	377	45	170	13,000
TOTALS	1,755		1,382	105,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	132.3920	119.48	165,121	1966	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 0% - 0 Heated Area: 1160 HX Base Yr



1547 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/10/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	105,677
TOTAL MARKET OB/XF VALUE	6,931
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	212,608
SOH/AGL Deduction	1,940
ASSESSED VALUE	210,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,668
TOTAL JUST VALUE	212,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313646	MTLROOF	2,300	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0395	2/26/2020	LE	U	I	11	100
GRANTOR: POIRIER DAVID E & THE						
GRANTEE: THEM THAT TRUST						
2313/1733	10/18/2019	WD	U	I	11	100
GRANTOR: POIRIER DAVID E						
GRANTEE: POIRIER DAVID E & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N4W10S4E10 $ W20
UGR=[YR=1993] W1 PTO=[YR=1993] N4W4 S4E4$ W12 S29 E13 N29$
S29 FOP=[YR=1993] S6 E27 N6W27$ E40 N29$.

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	0811	CONCRETE B	0	0	0	0	809.00	SF	5.20	5.20	100	2013	2013	3	95	3,996	
4	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2013	2013	3	95	371	
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2012	2012	3	60	1,728	
6	0855	CONC PAVER	0	0	11	8	88.00	SF	10.00	10.00	100	2013	2013	3	95	836	

LAND DESCRIPTION

TOTAL OB/XF 6,931

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	RS-2	100.00	200.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS