BLK 215 N 64FT OF TRACT B OF
LOT 7 (EX PT IN OR 750/173)
CITY OF FDNA BEACH S/D OF

BACON YVETTE L
C/O J S PRESCOTT, 3746 SECOND STREET SOUTH
FOLKSTON, GA 31537

2023

00-00-31-1800-0215-07B1

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

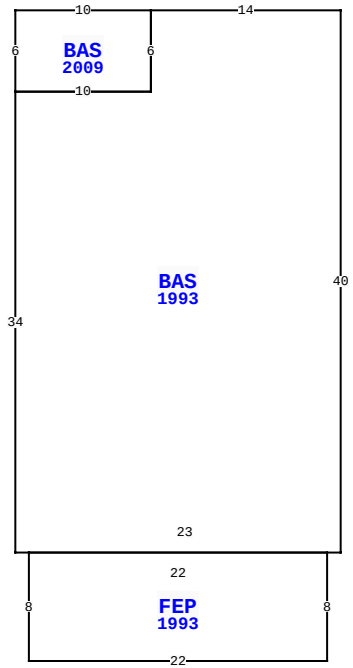
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 70
Exterior Wall	26	AL SIDING 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	50,838
BAS	60	100	60	3,389
FEP	176	80	141	7,965
TOTALS	1,136		1,101	62,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,101	86.6020	78.16	86,054	1940	1990	0	0	0	27.73	72.27

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



516 DIVISION ST, FERNANDINA BEACH

BLD DATE	04/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,191
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	163,871
SOH/AGL Deduction	53,475
ASSESSED VALUE	110,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,396
TOTAL JUST VALUE	163,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090541	REPAIR/RRF	5,800	04/30/2009
2001016	OTHER	0	03/01/2001
10558	REPAIR/RRF	4,945	06/19/1997
6727	REMODEL	23,000	09/09/1991
4527	REPAIR/RRF	15,000	10/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0680/0342	5/03/1993	QC	U	I	07	100
GRANTOR: BLAIR DOROTHY M						
GRANTEE: BACON YVETTE L						
0679/0088	4/16/1993	QC	U	I	01	100
GRANTOR: BLAIR DOROTHY M						
GRANTEE: BACON YVETTE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=2009] W10 S6 E10 N6 $ S6 W10 S34 E1
FEP=[YR=1993] S8 E22 N8 W22 $ E23 N40 $.

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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2008	2008	3	40	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	2,000.00	2,000.00	100,000							

REVIEW DATE 05/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS