

BLOCK 258 S52 FT OF LOT 4
IN OR 2015/953
CITY OF FDNA BEACH

HITE JAMES & MARGUERITE
236 HOGUE RD
EBENSBURG, PA 15931

2023

00-00-31-1800-0258-0043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	63,455
FEP	160	80	128	6,907
TOTALS	1,336		1,304	70,362

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0752	USP	0	0	9	24	216.00	SF	37.50	37.50	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	
4	1242	WD DECK A	0	0	4	3	12.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-1	52.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,304	89.9080	81.14	105,807	1930	1970	0	0	33.50	66.50
1 SINGLE FAM - 0% - 0 Heated Area: 1176 HX Base Yr											
308 N 14TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
4,476											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		70,362	
TOTAL MARKET OB/XF VALUE		4,476	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		249,838	
SOH/AGL Deduction		87,690	
ASSESSED VALUE		162,148	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		162,148	
TOTAL JUST VALUE		249,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7600	REPAIR/RRF	600	03/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/0953	11/17/2015	SW	U	I	12	59,000	
GRANTOR: US BANK NATIONAL ASSO							
GRANTEE: HITE JAMES & MARGUE							
2009/0555	10/16/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: RESIDENTIAL ASSET M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S49 E8 FEP=[YR=2006] S10 E16 N10W16\$ E16 N49\$.											