

BLOCK 262 S75 FT OF N128 FT OF
LOT 3 IN OR 1568/1664
CITY OF FDNA BEACH

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2023

00-00-31-1800-0262-0031



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	19 COMMON BRK 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1011.00
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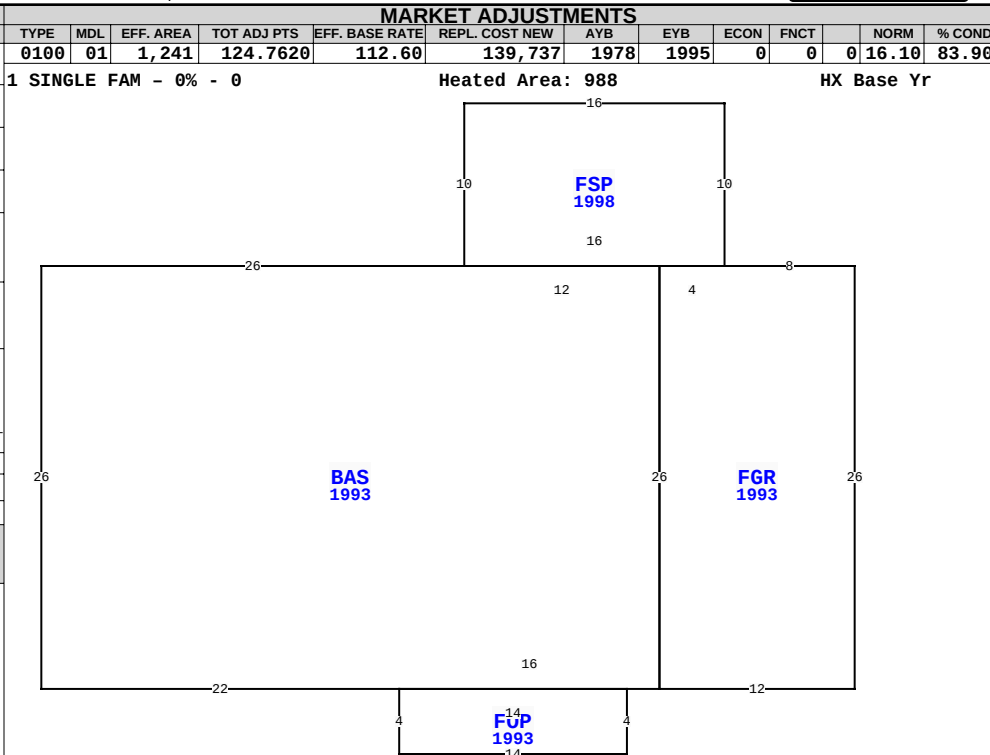
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	93,338
FGR	312	55	172	16,249
FOP	56	30	17	1,606
FSP	160	40	64	6,046

TOTALS	1,516	1,241	117,239
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	9	77		693.00 SF 6.50	6.50
2	0810	CONCRETE A	0	0	3	17		51.00 SF 6.50	6.50
3	0810	CONCRETE A	0	0	3	5		15.00 SF 6.50	6.50
4	0810	CONCRETE A	0	0	0	0		82.00 SF 6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	R-1A	75.00	230.00	75.00

REVIEW DATE	05/31/2019	BY	DJA
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428 S 14TH ST, FERNANDINA BEACH	BLD DATE 04/03/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0	9	77		693.00 SF 6.50	6.50	100	1978	1978	3	30	1,351	
2	0810	CONCRETE A	0	0	3	17		51.00 SF 6.50	6.50	100	1978	1978	3	30	99	
3	0810	CONCRETE A	0	0	3	5		15.00 SF 6.50	6.50	100	1985	1985	3	49.5	48	
4	0810	CONCRETE A	0	0	0	0		82.00 SF 6.50	6.50	100	1996	1996	3	73	389	

TOTAL OB/XF										1,887						
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
1	000100	C	SFR	0	0003	R-1A	75.00	230.00	75.00	FF		1.00	1.00	1.00	2,000.00	2,000.00

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										117,239		
TOTAL LAND VALUE - MARKET										1,887		
TOTAL MARKET VALUE										150,000		
SOH/AGL Deduction										269,126		
ASSESSED VALUE										68,257		
TOTAL EXEMPTION VALUE										200,869		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										200,869		
NCON VALUE										269,126		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										226,563		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1568/1664	5/29/2008	WD	Q	I		160,000	
GRANTOR: NEUMANN CHAD S							
GRANTEE: FILLET DAVID E & FR							
1110/0023	1/28/2003	WD	U	I	05	73,500	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: NEUMANN CHAD S							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W8 FSP=[YR=1998] N10 W16 S10 BAS=[YR=1993] W26 S26 E22 FOP=[YR=1993] S4 E14 N4 W14 \$ E16 N26 W12 \$ E16 \$ W4 S26 E12 N26 \$.									