BLOCK 263 S 1/2 OF 5
IN OR 1066/1317
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0263-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		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	03	Quality Level 03

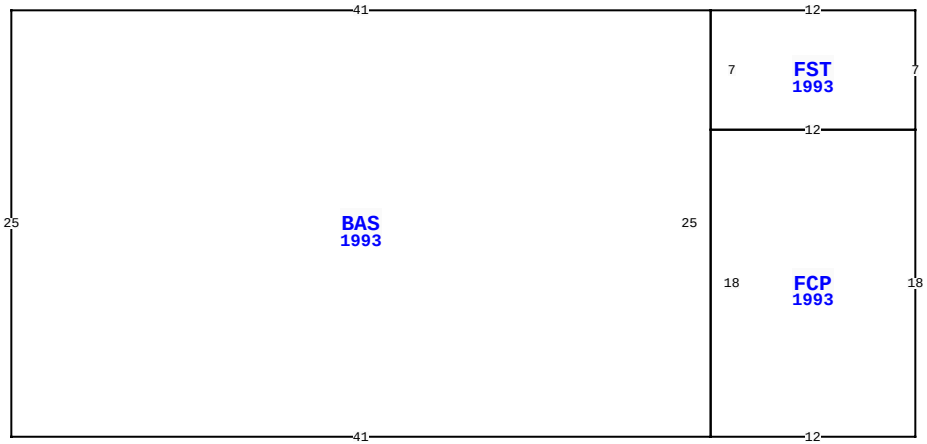
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	86,238
FCP	216	25	54	4,543
FST	84	55	46	3,870
TOTALS	1,325		1,125	94,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,125	130.3800	117.67	132,379	1972	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



730 S 14TH 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	94,651
TOTAL MARKET OB/XF VALUE	1,393
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	268,044
SOH/AGL Deduction	80,145
ASSESSED VALUE	187,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,899
TOTAL JUST VALUE	268,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	219,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081153	REPAIR/RRF	4,940	07/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1317	7/03/2002	WD	Q	I		100,000

GRANTOR: PINKSTON DARRELL L &
GRANTEE: FILLET DAVID E & FR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S25 E41 FCP=[YR=1993] E12 N18
FST=[YR=1993] N7 W12 S7E12$ W12 S18$ N25$.

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
2	0810	CONCRETE A	0	0	8	28	224.00	SF	6.50	6.50	100	1972	1972	3	24	349	
3	0810	CONCRETE A	0	0	10	13	130.00	SF	6.50	6.50	100	1980	1980	3	35	296	
4	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	1972	1972	3	24	55	
5	0819	CONC 12"	0	0	5	6	30.00	SF	9.50	9.50	100	1972	1972	3	24	68	
6	0810	CONCRETE A	0	0	8	15	120.00	SF	6.50	6.50	100	1996	1996	3	73	569	
7	0810	CONCRETE A	0	0	3	12	36.00	SF	6.50	6.50	100	1972	1972	3	24	56	

LAND DESCRIPTION

TOTAL OB/XF 1,393

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	0003	R-1A	86.00	230.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 05/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS