BLOCK 269 LOT 28 EX S29.9 FT
IN OR 697/881
CITY OF FDNA BEACH

BURGESS ANNETTE J/
P O BOX 541
CHEROKEE, NC 28719

**2023**

**00-00-31-1800-0269-0280**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

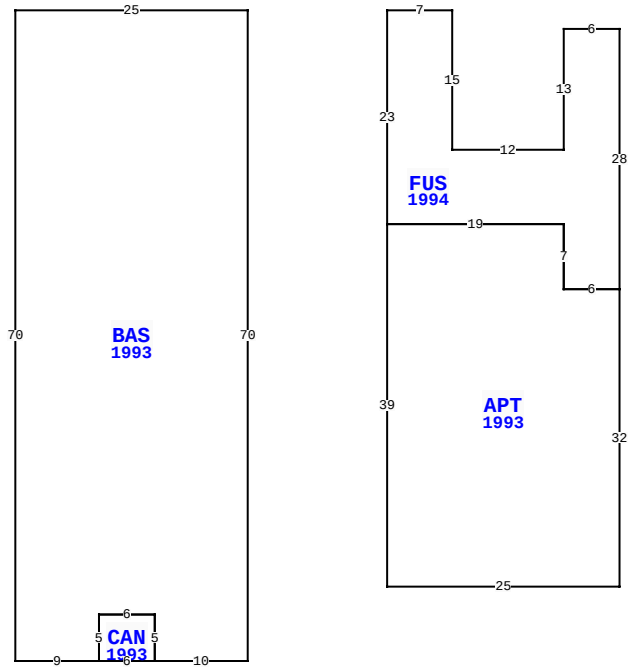
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 08 | DECORATIVE 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 03 | CONC FINSH 60 |
| Interior Floo | 14 | CARPET 40 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 11 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 1200 | STORE/OFFICE/RESID |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1002.0200 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 933 | 100 | 933 | 83,499 |
| BAS | 1,720 | 100 | 1,720 | 153,932 |
| CAN | 30 | 30 | 9 | 806 |
| FUS | 425 | 100 | 425 | 38,036 |
| TOTALS | 3,108 | | 3,087 | 276,271 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1101 | 04 | 3,087 | 122.1792 | 178.99 | 552,542 | 1900 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RETAILSTOR – 0% - 0 Heated Area: 3078 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/22/2018 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

216 CENTRE ST, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 276,271 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 451,271 |
| SOH/AGL Deduction | | 124,205 |
| ASSESSED VALUE | | 327,066 |
| TOTAL EXEMPTION VALUE | HI | 0 |
| BASE TAXABLE VALUE | | 327,066 |
| TOTAL JUST VALUE | | 451,271 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 387,721 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20163215 | REMODEL | 23,590 | 11/21/2016 |
| 20151586 | SEWER | 975 | 07/08/2015 |
| 20040575 | REPAIR/RRF | 2,000 | 03/24/2004 |
| 20040463 | REPAIR/RRF | 1,000 | 03/10/2004 |
| 20021573 | REPAIR/RRF | 4,000 | 09/11/2002 |
| 9569B | REMODEL | 2,000 | 02/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0697/0881 | 2/01/1994 | WD | U | I | 12 | 235,000 |
| GRANTOR: HENDREN MARTHA & BARB | | | | | | |
| GRANTEE: BURGESS ANNETTE | | | | | | |
| 0634/1103 | 8/28/1991 | WD | U | I | 12 | 180,000 |
| GRANTOR: HOWELL WILLIAM II | | | | | | |
| GRANTEE: HENDREN MARTHA & B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S70 E9 CAN=[YR=1993] E6 N5 W6 S5$ N5 E6 S5 E10 N70$ PTR= E15 FUS=[YR=1994] E7 S15 E12 N13 E6 S28 APT=[YR=1993] S32 W25 N39 E19 S7 E6$ W6 N7 W19 N23$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 001200 | C | STORE COMB | 0 | 0003 | C-3 | 25.00 | 70.00 | 1,750.00 | SF | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 175,000 | | | | | | | |

REVIEW DATE 02/27/2018 BY KK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS