BLOCK 270 LOT 24
CITY OF FDNA BEACH

WIGGINS CHARLES D LVG TRUST/FROSIO MARY THERESA LV
1830 NIGHT FALL DRIVE
NEPTUNE BEACH, FL 32266

2023

00-00-31-1800-0270-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

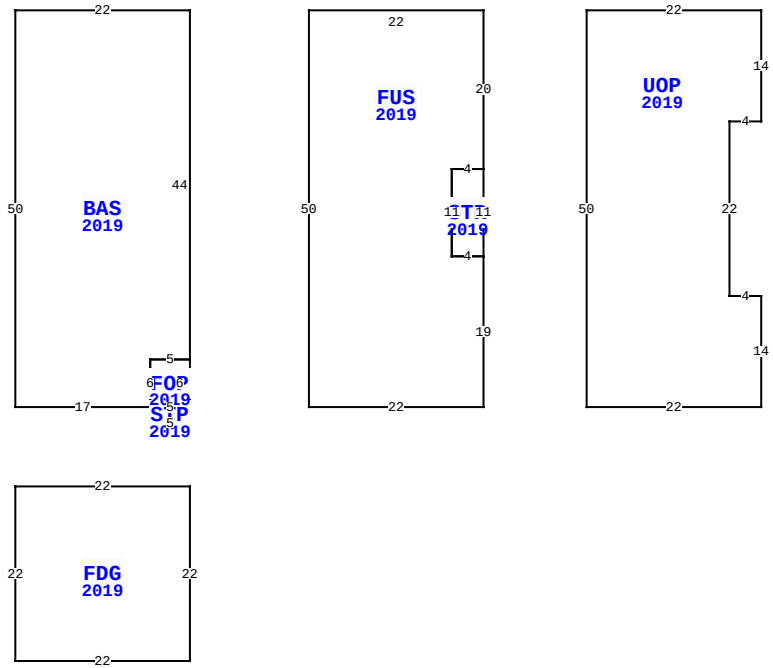
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.0400		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100	1,070	221,230
FDG	484	60	290	59,960
FOP	30	30	9	1,861
FUS	1,056	100	1,056	218,335
STP	10	10	1	207
STR	44	10	4	827
UOP	1,012	20	202	41,765
TOTALS	3,706		2,632	544,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,632	147.1219	209.65	551,799	2019	2019	0	0	0	1.38	98.62

1 SFR CUST – 0% - 0 Heated Area: 2126 HX Base Yr



123 S 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	544,184
TOTAL MARKET OB/XF VALUE	1,941
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	696,125
SOH/AGL Deduction	86,354
ASSESSED VALUE	609,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,771
TOTAL JUST VALUE	696,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173760	NEW CONSTR	279,571	12/01/2017
20173762	GARAGE	22,225	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0919	11/13/2020	SW	Q	I	01	676,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: WIGGINS CHARLES DON						
2222/1170	8/30/2018	WD	U	V	30	125,000
GRANTOR: HARBOR VIEW-ARTISAN L						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S50 E17 STP=[YR=2019] S2 E5 N2
FOP=[YR=2019] N6 W5 S6 E5$ W5$ N6 E5 N44$ PTR=E15
FUS=[YR=2019] E22 S20 STR=[YR=2019] S11 W4 N11 E4$ W4 S11 E4
S19 W22 N50$ W15$ PTR= E50 UOP=[YR=2019] E22 S14 W4 S22 E4
S14 W22 N50$ W50$ PTR=S60 FDG=[YR=2019] W22 S22 E22 N22$
N60$.

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	0855	CONC PAVER	0	0	0	0	32.00	SF	10.00	10.00	100	2019	2019	3	99	317	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2019	2019	3	99	535	
3	0855	CONC PAVER	0	0	0	0	110.00	SF	10.00	10.00	100	2019	2019	3	99	1,089	

LAND DESCRIPTION

TOTAL OB/XF 1,941

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	MU-1	0.00	0.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 10/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS