

BLOCK 310 S15 FT OF LOT 4 &
 BLOCK 199 N10 FT OF LOT 1 &
 W1/2 OF NECTARINE ST PAR 4

KETCHEM SETH T
 1330 CLINCH DR
 FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0310-0042



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	03	MASONRY	100
Stories	1.	1.100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,269	100	1,269
FOP	28	30	8
UCP	352	20	70
TOTALS	1,649		1,347
			99,273

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,347	122.6160	110.66	149,059	1965	1965	0	0	0	33.40	66.60		
1 SINGLE FAM - 0% - 0														
Heated Area: 1269 HX Base Yr														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			99,273
TOTAL MARKET OB/XF VALUE			2,130
TOTAL LAND VALUE - MARKET			72,250
TOTAL MARKET VALUE			173,653
SOH/AGL Deduction			38,470
ASSESSED VALUE			135,183
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,183
TOTAL JUST VALUE			173,653
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0737	4/18/2013	WD	Q	I	01	71,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KETCHEM SETH T						
1841/1713	2/19/2013	QC	U	I	11	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES																	
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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	28	980	
3	0810	CONCRETE A	0	0	53	10	530.00	SF	6.50	6.50	100	1965	1965	3	20	689	
4	0810	CONCRETE A	0	0	11	8	88.00	SF	6.50	6.50	100	1965	1965	3	20	114	
5	0810	CONCRETE A	0	0	12	11	132.00	SF	6.50	6.50	100	1965	1965	3	20	172	
6	0825	BRICK	0	0	0	0	29.00	SF	12.50	12.50	100	1965	1965	3	48.4	175	

TOTAL OB/XF														2,130			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W47 S5 UCP=[YR=2003] W16 S22 E16 N22 S S22 E19 FOP=[YR=1993] S4 E7 N4 W7 S E28 N27 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006		85.00	100.00	85.00	FF		1.00	1.00	0.85	1,000.00	850.00	72,250							