LOT 62
LOFTON POINTE PB 6/325

QMC SFR 1 LLC
251 LITTLE FALLS DRIVE
WILMINGTON, DE 19808

2023

01-2N-27-1270-0062-0000

BUILDING CHARACTERISTICS

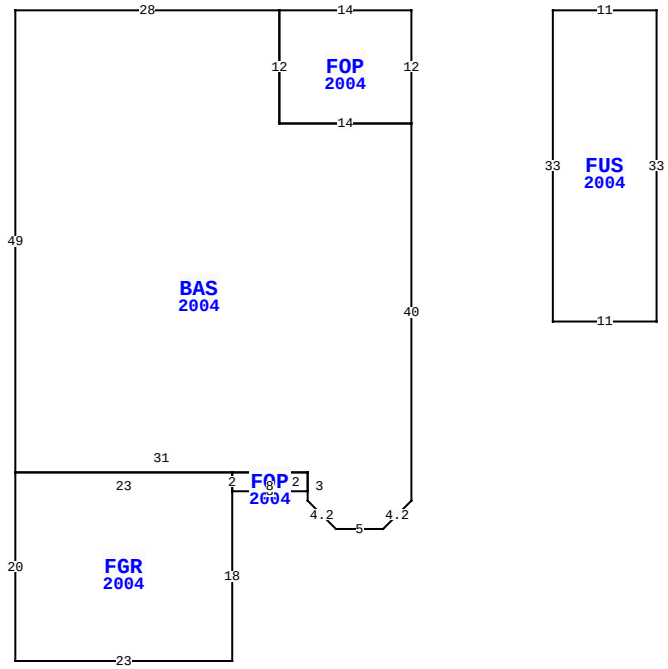
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	224,918
FGR	460	55	253	29,227
FOP	16	30	5	578
FOP	168	30	50	5,776
FUS	363	100	363	41,934
TOTALS	2,954		2,618	302,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	106.4304	126.39	330,889	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 0% - 2023 Heated Area: 2310 HX Base Yr



96014 WATERS CT, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	302,433
TOTAL MARKET OB/XF VALUE	11,715
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	379,148
SOH/AGL Deduction	0
ASSESSED VALUE	379,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,148
TOTAL JUST VALUE	379,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12920	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1145	5/27/2022	WD	Q	I	01	415,000
GRANTOR: RYCKMAN JOHN T & DAWN						
GRANTEE: QMC SFR 1 LLC						
1992/1681	7/22/2015	WD	Q	I	01	199,900
GRANTOR: BANKS WALLY A						
GRANTEE: RYCKMAN JOHN T & DA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W14 BAS=[YR=2004] W28 S49 FGR=[YR=2004] S20 E23 N18 FOP=[YR=2004] E8 N2 W8 S2 $ N2 W23 $ E31 S3 D3 R3 E5 U3 R3 N40 W14 N12 $ S12 E14 N12 $ PTR= E15 FUS=[YR=2004] E11 S33 W11 N33 $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
1	0811	CONCRETE B	0	0	0	0	625.00	SF	5.20	5.20	100	2004	2004	3	86	2,795	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	0471	VINYL FNC	0	0	0	0	170.00	LF	32.00	32.00	100	2008	2008	3	76	4,134	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
5	0855	CONC PAVER	0	0	15	9	135.00	SF	10.00	10.00	100	2008	2008	3	90	1,215	

LAND DESCRIPTION

TOTAL OB/XF 11,715

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		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS