LOT 20
IN OR 1971/925
BEACHWOOD VILLAGE UNIT 1

TR HOLDINGS LLC
2508 COTTONWOOD RD
GRAND ISLAND, NE 68801

2023

01-6N-29-0201-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

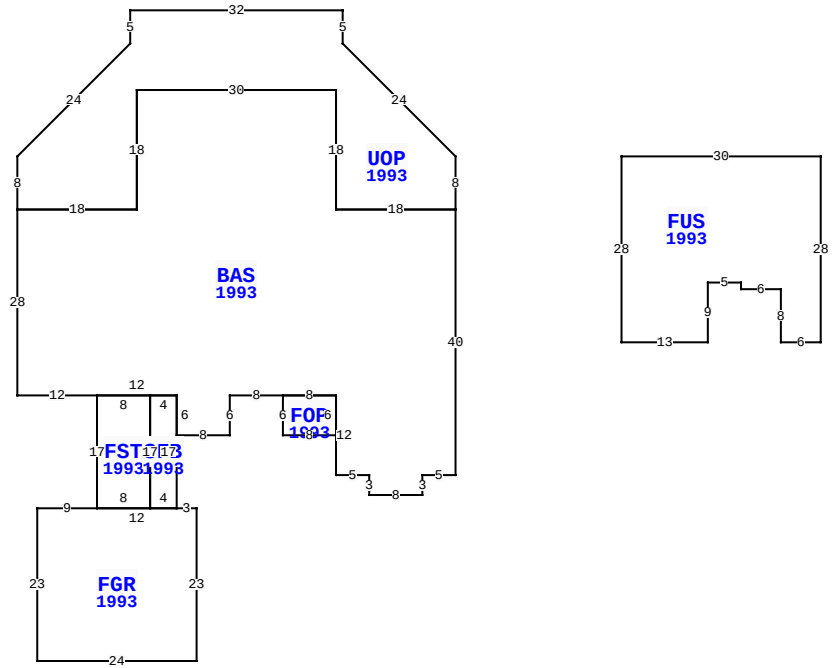
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	358,414
FGR	552	55	304	40,716
FOP	48	30	14	1,875
FST	136	55	75	10,045
FUS	747	100	747	100,050
SFB	68	80	54	7,232
UOP	981	20	196	26,252
TOTALS	5,208		4,066	544,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,066	108.6624	154.84	629,579	1983	1995	0	0	0	13.50	86.50

1 SFR CUST – 0% - 0 Heated Area: 3477 HX Base Yr



17 SPARKLEBERRY CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	544,586
TOTAL MARKET OB/XF VALUE	3,278
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	997,864
SOH/AGL Deduction	229,797
ASSESSED VALUE	768,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	768,067
TOTAL JUST VALUE	997,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	767,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1971/0925	3/27/2015	WD	U	I	30	200,000
GRANTOR: HARRIS TIMOTHY R & KR						
GRANTEE: TR HOLDINGS LLC						
1831/0910	12/19/2012	WD	Q	I	02	419,900
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: HARRIS TIMOTHY R &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] L17 U17 N5 W32 S5 D17 L17 S8 BAS=[YR=1993] S28E12 FST=[YR=1993] S17 FGR=[YR=1993] W9 S23 E24 N23 W3 SFB=[YR=1993] N17 W4 S17 E4$ W12$ E8 N17 W8$ E12 S6 E8 N6 E8 FOP=[YR=1993] S6 E8 N6 W8$ E8 S12 E5 S3 E8 N3 E5 N40W18 N18 W30 S18 W18$ E18 N18 E30 S18 E18 N8$ PTR= E25 FUS=[YR=1993] E30 S28 W6 N8 W6 N1 W5 S9 W13 N28$ W25 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
2	0812	CONCRETE C	0	0	0	0	1,226.00	SF	4.00	4.00	100	1983	1983	3	44	2,158	

LAND DESCRIPTION

TOTAL OB/XF 3,278

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS