

LOT 7
IN OR 1295/746
SEA MARSH VLG UNIT 2 PB 4/16

NOTAR JOHN J & MARTHA Y
3226 NW THURMAN ST
PORTLAND, OR 97210

2023

01-6N-29-0300-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10001.00
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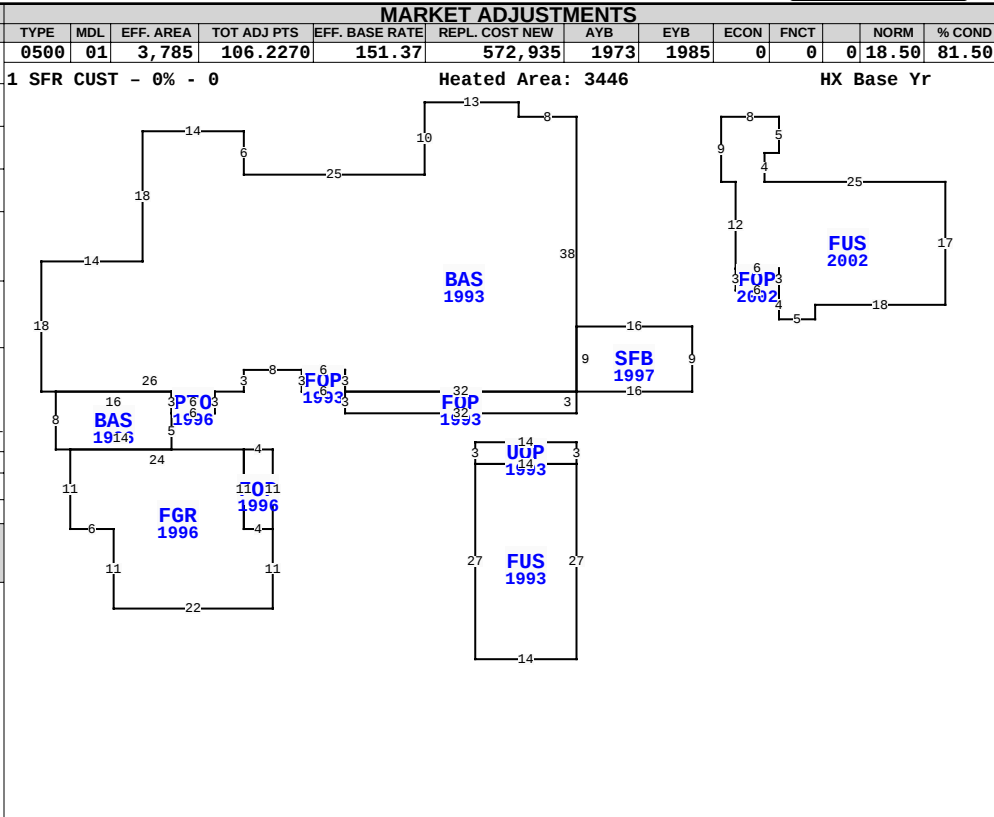
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,288	100	2,288	282,263
BAS	128	100	128	15,791
FGR	506	55	278	34,296
FOP	18	30	5	617
FOP	96	30	29	3,578
FOP	44	30	13	1,604
FOP	18	30	5	617
FUS	378	100	378	46,633
FUS	537	100	537	66,248
PTO	18	5	1	123
TOTALS	4,217		3,785	466,942

EXTRA FEATURES		
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L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	34	680	
2	1242	WD DECK A	0	0	0	84.00	SF	10.00	10.00	100	1980	1980	3	20	168	
3	1242	WD DECK A	0	0	0	286.00	SF	10.00	10.00	100	1980	1980	3	20	572	
4	0444	BOX FNC 4'	0	0	0	10.00	LF	6.50	6.50	100	1980	1980	3	20	13	
5	0445	BOX FNC 5'	0	0	0	22.00	LF	8.10	8.10	100	1980	1980	3	20	36	
6	0810	CONCRETE A	0	0	0	2,573.00	SF	6.50	6.50	100	1996	1996	3	73	12,209	
7	0861	POOL GUNIT	0	0	0	357.00	SF	85.00	85.00	100	2003	2003	3	36	10,924	
8	0877	JACUZZI	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	
9	0855	CONC PAVER	0	0	0	789.00	SF	10.00	10.00	100	2003	2003	3	84	6,628	
10	0910	SCRN RM L	0	0	0	1,118.00	SF	15.00	15.00	100	2003	2003	3	22	3,689	

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



** This building has 12 Sub-Areas

11 WATER OAK, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY										PAGE 1 of 2	5
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VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		466,942
TOTAL MARKET OB/XF VALUE		37,089
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		954,031
SOH/AGL Deduction		199,992
ASSESSED VALUE		754,039
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		754,039
TOTAL JUST VALUE		954,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		819,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24232	REMODEL	8,500	12/01/2010
B0210533	XFOB	12,580	12/02/2002
B9502206	ADDITION	41,200	09/01/1995
B9513754	ADDITION	40,000	09/01/1995
0126	REPAIR/RRF	4,400	10/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1295/0746	2/15/2005	WD	Q	I		890,000	
GRANTOR: MICHEL RONALD & TODD							
GRANTEE: NOTAR JOHN J & MART							
1027/0909	12/28/2001	WD	U	I	07	100	
GRANTOR: HARTMAN FREDERICK D &							
GRANTEE: MICHEL RONALD R & T							

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=1993] W8 N2 W13 S10 W25 N6 W14 S18 W14 S18 E2
BAS=[YR=1996] S8 E2 FGR=[YR=1996] S11 E6 S11 E22 N11
FOP=[YR=1996] N11 W4 S11E4\$ W4 N11 W24 \$ E14 N5 PTO=[YR=1996]
E6 N3 W6 S3 \$ N3 W16 \$E26 N3 E8 FOP=[YR=1993] S3 E6
FOP=[YR=1993] S3 E32 N3 SFB=[YR=1997] E16 N9 W16 S9 \$ W32 \$
N3 W6 \$ E6 S3 E32 N38 \$ PTR= E20 FUS=[YR=2002] E8 S5 W2 S4
E25 S17 W18 S2 W5 N4 FOP=[YR=2002] W6 N3 E6 S3 \$ N3 W6 N12
W2 N9 \$ W20 \$ PTR= S45 UOP=[YR=1993] S3 FUS 1993= S27 W14 N27
E14 \$ W14 N3 E14 \$ N45 \$.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
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																													Tax Group: 5										Tax Dist:									
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