PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 IN OR 2461/1305 &
PT IN ABND R/W IN DBK 245/237

BENGSTON CHARLES P LVG TRUST/MCCARTHY CLAUDIA T LV
115 SPA DR
ANNAPOLIS, MD 21403

2023

09-3N-29-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

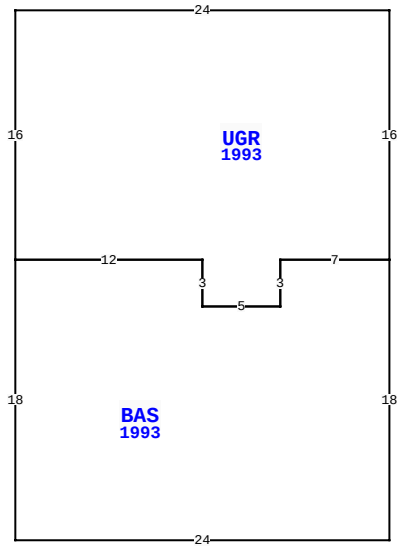
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

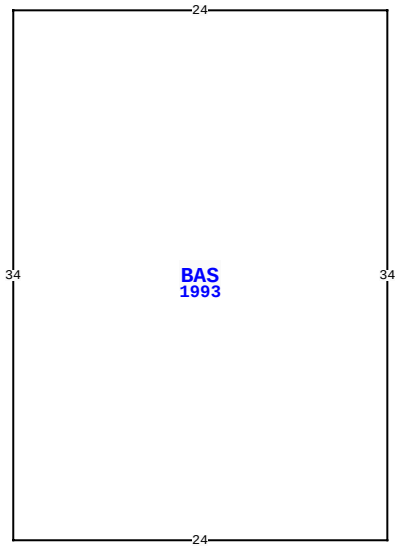
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	417	100	417	45,670
BAS	816	100	816	89,370
UGR	399	45	180	19,714
TOTALS	1,632		1,413	154,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,413	114.4000	135.85	191,956	1966	1980	0	0	0	19.38	80.62

1 SNGL FAM – 0% - 0 Heated Area: 1233 HX Base Yr





1034 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,755
TOTAL MARKET OB/XF VALUE	3,892
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	408,647
SOH/AGL Deduction	0
ASSESSED VALUE	408,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,647
TOTAL JUST VALUE	408,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040758	REMODEL	100	04/20/2004
20003217	REPAIR/RRF	2,200	06/12/2000
3224	REMODEL	0	04/04/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1305	5/07/2021	TD	U	I	11	100
GRANTOR: BENGSTON CHARLES P &						
GRANTEE: BENGSTON CHARLES &						
2416/0129	12/11/2020	WD	Q	I	02	575,000
GRANTOR: LOMINAC FAMILY TRUST						
GRANTEE: BENGSTON CHARLES P						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S16 BAS=[YR=1993] S18 E24 N18 W7 S3 W5 N3 W12 $ E12 S3 E5 N3 E7 N16 $ PTR= E10 BAS=[YR=1993] E24 S34 W24 N34 $ W10 $.

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	0810	CONCRETE A	0	0	40	10	480.00	SF	6.50	6.50	100	1966	1966	3	20	624	
3	0810	CONCRETE A	0	0	0	0	315.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,116	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1987	1987	3	20	1,000	
5	1241	WD DECK G	0	0	0	0	371.00	UT	15.53	15.53	100	1987	1987	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,892

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			50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 10/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS