IN OR 2409/699

LOUDEN SARAH E A &/CALLAGHAN JASON
9095 DUNDEE DRIVE
LAKE WORTH, FL 33467

2023

10-2N-28-0000-0006-0000

BUILDING CHARACTERISTICS

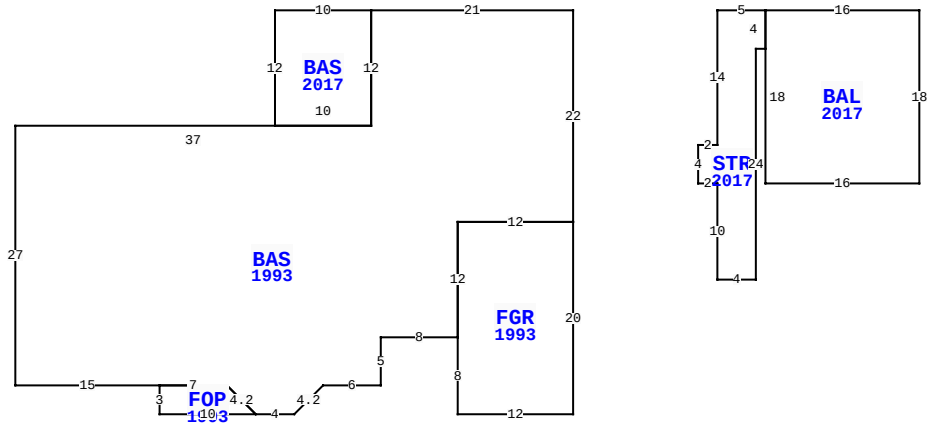
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	43	6,112
BAS	1,595	100	1,595	226,687
BAS	120	100	120	17,055
FGR	240	55	132	18,761
FOP	26	30	8	1,137
STR	124	10	12	1,705
TOTALS	2,393		1,910	271,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,910	131.5160	156.18	298,304	1941	2003	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1715 HX Base Yr



4099 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	271,457
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	439,306
TOTAL MARKET VALUE	718,063
SOH/AGL Deduction	40,260
ASSESSED VALUE	677,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,803
TOTAL JUST VALUE	718,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163092	SIDING	35,000	11/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0699	11/16/2020	WD	Q	I	01	699,000
GRANTOR: SHAW BYERS W JR & REB						
GRANTEE: LOUDEN SARAH E A &						
2196/0890	5/10/2018	WD	Q	I	05	675,000
GRANTOR: BATYE RICKY N & THERE						
GRANTEE: SHAW BYERS W JR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 BAS=[YR=2017] W10 S12 E10 N12$ S12 W37 S27 E15 FOP=[YR=1993] S3 E10 U3 L3 W7$ E7 D3 R3 E4 U3 R3 E6 N5 E8 FGR=[YR=1993] S8 E12 N20W12 S12$ N12 E12 N22$ PTR=E15 STR=[YR=2017] E5 BAL=[YR=2017] E16 S18 W16 N18$ S4 W1 S24 W4 N10 W2 N4 E2 N14$ 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	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100	1980	1980	3	35	956	
2	0830	FLAGSTONE	0	0	0	0	268.00	SF	12.00	12.00	100	1985	1985	3	49.5	1,592	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1941	1941	3	20	400	
4	0858	SCULP CONC	0	0	0	0	600.00	SF	7.80	7.80	100	1998	1998	3	93	4,352	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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		R-1A	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306							

REVIEW DATE 05/29/2018 BY DJ Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS