

LOT 111
IN OR 1580/467
NORTH HAMPTON PHASE 1 PB 6/215

GRADY VICKI L LVG TRUST/GRADY VICKI L TRUSTEE
86330 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

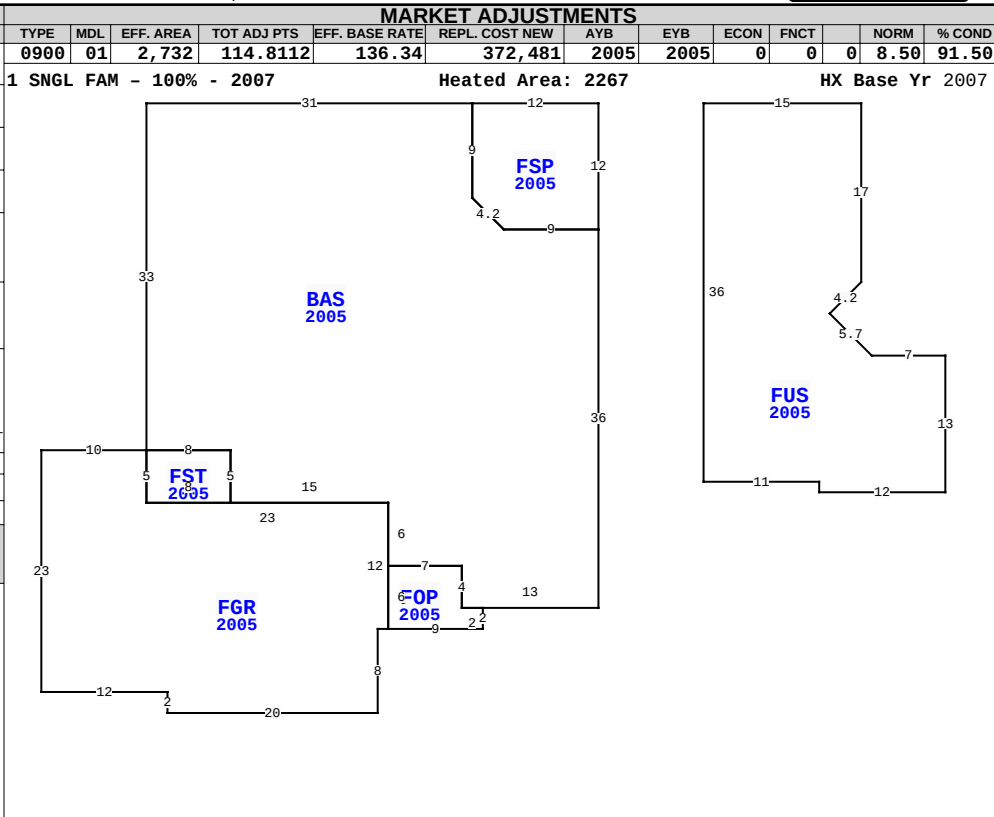
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	1,627	202,970
FGR	678	55	373	46,532
FOP	46	30	14	1,747
FSP	140	40	56	6,986
FST	40	55	22	2,744
FUS	640	100	640	79,841

TOTALS	3,171		2,732	340,820
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	866.00	SF	5.20	
3	0845	KOOL DECK	0 100	0	0	797.00	SF	7.25	
4	0910	SCRN RM L	0 100	0	0	1,247.00	SF	15.00	
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 04/23/2018 BY SBX



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															37,764
L N	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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150
2	0811	CONCRETE B	0 100	0	0	866.00	SF	5.20	5.20	100	2005	2005	3	87	3,918
3	0845	KOOL DECK	0 100	0	0	797.00	SF	7.25	7.25	100	2007	2007	3	89	5,143
4	0910	SCRN RM L	0 100	0	0	1,247.00	SF	15.00	15.00	100	2007	2007	3	35	6,547
5	0861	POOL GUNIT	0 100	0	0	430.00	SF	85.00	85.00	100	2007	2007	3	52	19,006

TOTAL OB/XF															37,764
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00

Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		340,820	
TOTAL MARKET OB/XF VALUE		37,764	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		506,084	
SOH/AGL Deduction		203,564	
ASSESSED VALUE		302,520	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		247,520	
TOTAL JUST VALUE		506,084	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20086	SWIM POOL	7,680	06/01/2007
B19926	SWIM POOL	31,200	05/01/2007
E14531	ELEC OTHER	1,500	03/01/2005
M09322	MECH OTHER	0	02/01/2005
P08981	OTHER	0	02/01/2005
B14008	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1580/0467	8/06/2008	WD	U	I	01	100			
GRANTOR: GRADY THOMAS J & VICK									
GRANTEE: GRADY THOMAS J & VI									
1388/1310	2/13/2006	WD	U	I	07	100			
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: GRADY THOMAS J & VI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2005] N12W12S9 D3 R3 E9\$ BAS=[YR=2005] W9 U3 L3									
N9W31S33 FGR=[YR=2005] W10S23E12S2E20N8E1N12									
W23N5\$FST=[YR=2005] S5E8N5W8\$E8S5E15 S6FOP=[YR=2005]									
S6E9N2W2N4W7\$E7S4E13 N36\$ PTR=E10N12 FUS=[YR=2005] S36E11									
S1E12N13W7 U4 L4 R3 U3 N17W15\$ S12W10\$.									