PT OF FRAC SEC 14-3N-29E
IN OR 1625/297

SKIDMORE ROSEMARY S & GEORGE W
2790 OHIO AV
FERNANDINA BEACH, FL 32034

2023

14-3N-29-0000-0006-0000

BUILDING CHARACTERISTICS

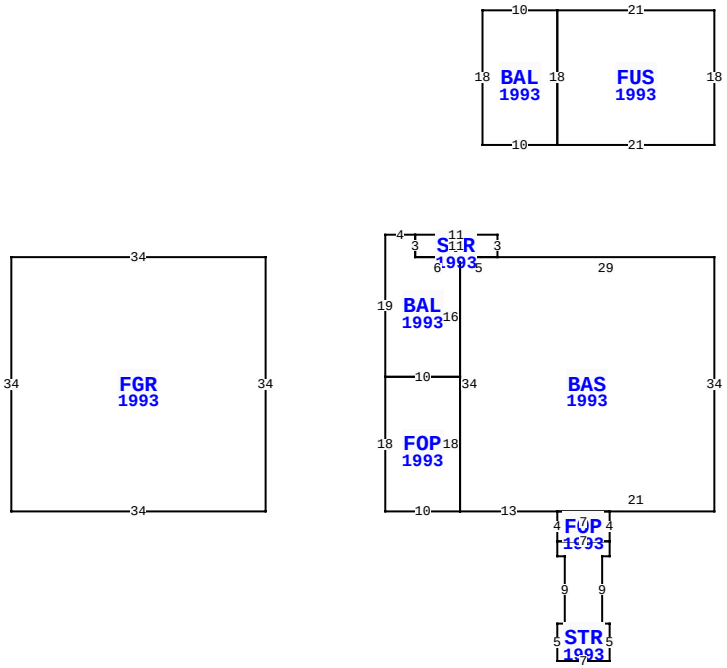
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	172	15	26	3,534
BAL	180	15	27	3,670
BAS	1,156	100	1,156	157,145
FGR	1,156	55	636	86,457
FOP	28	30	8	1,088
FOP	180	30	54	7,341
FUS	378	100	378	51,385
STR	33	10	3	408
STR	94	10	9	1,224
TOTALS	3,377		2,297	312,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	128.6250	152.74	350,844	1984	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2010 Heated Area: 1534 HX Base Yr 2010



2790 OHIO 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	312,251
TOTAL MARKET OB/XF VALUE	5,036
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	467,287
SOH/AGL Deduction	172,206
ASSESSED VALUE	295,081
TOTAL EXEMPTION VALUE	HX HB DX VX 60,000
BASE TAXABLE VALUE	235,081
TOTAL JUST VALUE	467,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120449	H/AC	2,200	03/19/2012
20090849	REPAIR/RRF	4,000	07/01/2009
20060945	REPAIR/RRF	300	05/02/2006
20052548	REPAIR/RRF	3,000	08/29/2005
2002769	XFOB	1,350	04/24/2001
10415B	REMODEL	8,692	04/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0297	6/15/2009	WD	Q	I	01	303,000
GRANTOR: WISEMAN ANN MARIE						
GRANTEE: SKIDMORE ROSEMARY S						
1374/0384	12/15/2005	TD	U	I		550,000
GRANTOR: LANSKY ZENA TRUSTEE						
GRANTEE: WISEMAN ANN MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 STR=[YR=1993] N3W11 BAL=[YR=1993] W4S19
FOP=[YR=1993] S18E10 N18W10$ E10N16W6N3$ S3E11$W5 S34 E13
FOP=[YR=1993] S4 STR=[YR=1993] S2 E1S9W1S5E7N5W1N9E1N2W7$ E7
N4 W7 $ E21 N34 $ PTR=N15 FUS=[YR=1993] N18 W21
BAL=[YR=1993] W10 S18E10N18$S18E21$ S15$ PTR= W60
FGR=[YR=1993] W34 S34 E34 N34 $ E60 $.

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	100	0	0	900.00	SF	6.50	6.50	100	1984	1984	3	47	2,750	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 5,036

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	100	0006	R-1	75.00	90.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS