LOT 30
HAMPTON LAKES #2 PBK 8/165

BEAN PHILIP W JR & REBECCA A
1790 WITHERS DR
DENVER, NC 28037

2023

24-2N-27-0721-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

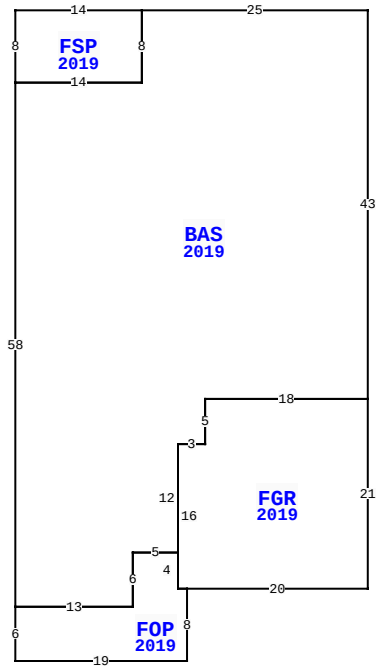
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	254,789
FGR	426	55	234	30,356
FOP	146	30	44	5,708
FSP	112	40	45	5,838
TOTALS	2,648		2,287	296,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	110.3480	131.04	299,688	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 0% - 0 Heated Area: 1964 HX Base Yr



85341 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	296,691
TOTAL MARKET OB/XF VALUE	6,930
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	378,621
SOH/AGL Deduction	41,906
ASSESSED VALUE	336,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,715
TOTAL JUST VALUE	378,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900787	CO ISSUED	0	01/25/2019
18008934	NEW CONSTR	260,908	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1727	9/17/2021	WD	Q	I	02	380,000
GRANTOR: MOORHEAD ADAM C						
GRANTEE: BEAN PHILIP W JR &						
2252/1751	1/25/2019	SW	Q	I	02	286,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MOORHEAD ADAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FSP=[YR=2019] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2019] S6 E19 N8 FGR=[YR=2019] E20 N21 W18 S5 W3 S16
E1$ W1 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

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	0855	CONC PAVER	0	0	0	0	700.00	SF	10.00	10.00	100	2019	2019	3	99	6,930	

LAND DESCRIPTION

TOTAL OB/XF 6,930

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS