LOT 29
IN OR 2344/1767
MARSHES @ LANCEFORD PB 7/141

DOUGLASS FAMILY TRUST/DOUGLASS JOHN W II CO-TRUSTE
3042 PERSIMMON CIR W
FERNANDINA BEACH, FL 32034

2023

24-2N-28-1310-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

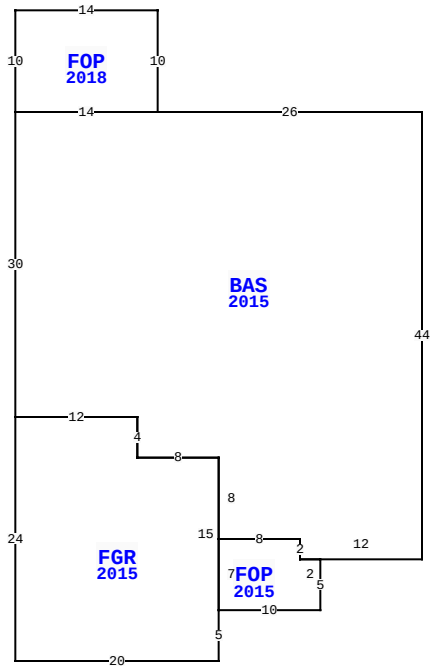
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	187,125
FGR	448	55	246	30,771
FOP	66	30	20	2,501
FOP	140	30	42	5,253
TOTALS	2,150		1,804	225,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,804	109.1550	129.62	233,834	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 1496 HX Base Yr



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

96141 ASHFORD CT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,650
TOTAL MARKET OB/XF VALUE	6,578
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	307,228
SOH/AGL Deduction	63,321
ASSESSED VALUE	243,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,907
TOTAL JUST VALUE	307,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529812	CO ISSUED	0	04/20/2015
B1529812	NEW CONSTR	190,459	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0358	2/24/2020	FJ	U	I	11	0
GRANTOR: DOUGLASS MATTHEW C ES						
GRANTEE: DOUGLASS JOHN W & D						
2344/1767	3/02/2020	WD	U	I	11	100
GRANTOR: DOUGLASS JOHN W & DON						
GRANTEE: DOUGLASS FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FOP=[YR=2018] N10 W14 S10 E14$ W14 S30
FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E10 N5 W2 N2 W8 S7$
N15 W8 N4 W12$ E12 S4 E8 S8 E8 S2 E12 N44$.

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	17	3	51.00	SF	6.50	6.50	100	2015	2015	3	96	318	
2	0811	CONCRETE B	0	0	0	0	574.00	SF	5.20	5.20	100	2015	2015	3	96	2,865	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 6,578

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/10/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS