

LOT 74
IN OR 1654/1602
FLORA PARKE 2A PB 6/239

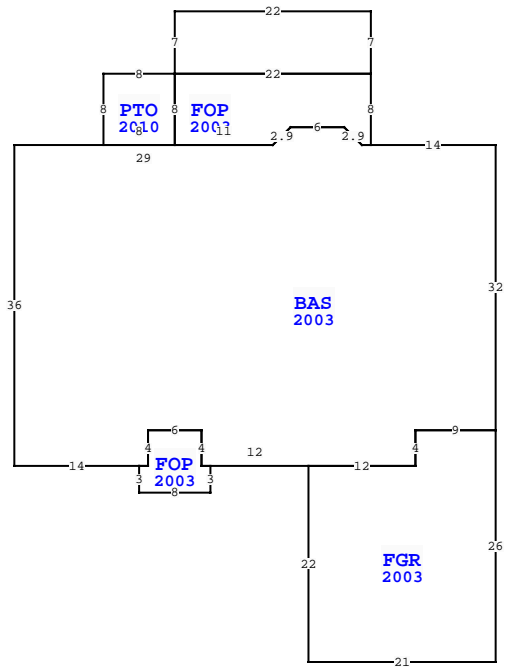
DIXON JEREMY D & ADONICA L
30396 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0074-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 70	
Interior Floor	13	LVT/LAMNT 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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,900	100	1,900
FGR	498	55	274
FOP	48	30	14
FOP	160	30	48
PTO	218	5	11
TOTALS	2,824		2,247
			256,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,247	106.4280	126.38	283,976	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2011 Heated Area: 1900 HX Base Yr 2011											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			256,998
TOTAL MARKET OB/XF VALUE			7,602
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			329,600
SOH/AGL Deduction			150,490
ASSESSED VALUE			179,110
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			129,110
TOTAL JUST VALUE			329,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803244	REPAIR/RRF	14,000	04/01/2018
B0210245	NEW CONSTR	144,304	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1654/1602	12/18/2009	WD Q	Q	I	01	189,000
GRANTOR: LEVESQUE CLAUDE G & D						
GRANTEE: DIXON JEREMY D & AD						
1114/1180	2/20/2003	WD Q	Q	I		161,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LEVESQUE CLAUDE & D						

EXTRA FEATURES																
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	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	1,002.00	SF	4.00	4.00	100	2003	2003	3	84	3,367	
3	0911	SCRN RM A	0	100	22	132.00	SF	17.50	17.50	100	2010	2010	3	50	1,155	
TOTALS															7,602	

LAND DESCRIPTION																								
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							