PT OF GOVT LOT 1
IN OR 1831/1933
(EX DOT ESMT IN OR 1843/1684)

ROBERTS LATASHA WAYE &/WAYE LORITHA
474314 EAST SR 200
FERNANDINA BEACH, FL 32034

2023

27-2N-28-0000-0001-0030

BUILDING CHARACTERISTICS

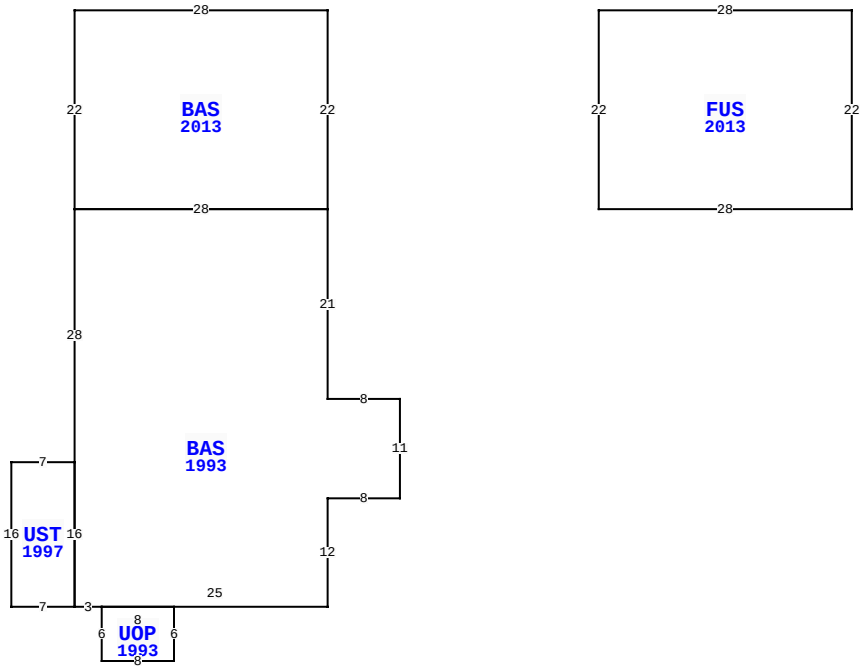
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	90,786
BAS	616	100	616	42,367
FUS	616	100	616	42,367
UOP	48	20	10	688
UST	112	45	50	3,439
TOTALS	2,712		2,612	179,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	94.0800	84.91	221,785	1962	1975	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2012 Heated Area: 2552 HX Base Yr 2012



474314 EAST SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 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		179,646
TOTAL MARKET OB/XF VALUE		8,919
TOTAL LAND VALUE - MARKET		112,500
TOTAL MARKET VALUE		301,065
SOH/AGL Deduction		111,845
ASSESSED VALUE		189,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,220
TOTAL JUST VALUE		301,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25452	ADDITION	126,785	12/01/2011
M16769	H/AC	0	12/01/2011
963500	REMODEL	3,185	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/1933	12/06/2011	QC	U	I	11	100
GRANTOR: WAYE LORITHA						
GRANTEE: ROBERTS LATASHA WAY						
1767/1849	12/06/2011	QC	U	I	11	100
GRANTOR: WAYE LORITHA						
GRANTEE: ROBERTS LATASHA WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] N22 W28 S22 E28 $ BAS=[YR=1993] W28 S28 UST=[YR=1997] W7 S16 E7 N16$ S16 E3 UOP=[YR=1993] S6 E8 N6 W8$ E25 N12 E8 N11 W8 N21$ PTR= E30 FUS=[YR=2013] E28 N22 W28 S22 $ W30 $.

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	0752	USP	0	100	12	16	192.00	SF	15.00	15.00	100	2009	2009	3	60	1,728	
2	0351	CARPORT MT	0	100	21	21	441.00	SF	10.00	10.00	100	2005	2005	3	27	1,191	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,919

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.50	75,000.00	112,500.00	112,500							

REVIEW DATE 05/31/2022 BY KWA Total Acres: 1.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS