

LOT 32
IN OR 2217/179
BEACHWAY @ NASSAU LAKE #1B

AH4R PROPERTIES LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

27-2N-28-014B-0032-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	16	WD FR STUC 100	0900	01	1,937	111.9160	132.90	257,427	2003	2003	0	0	9.50	90.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1680									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 60																							
Interior Floo	11	CLAY TILE 40																							
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			4057.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,680	100	1,680	202,061																					
FGR	445	55	245	29,468																					
FOP	36	30	11	1,323																					
PTO	18	5	1	120																					
TOTALS			2,179	1,937	232,971																				
EXTRA FEATURES					96032 WATERWAY CT, FERNANDINA BEACH																				
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	0811	CONCRETE B	0	0	0	0	890.00	SF	5.20	5.20	100	2003	2003	3	84	3,888									
2	0475	VF 4 SBPL	0	0	0	0	137.00	LF	14.00	14.00	100	2004	2004	3	66	1,266									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
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 02/22/2017 BY KW																									
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																									
PRINTED 08/02/2023 BY SYS																									

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE 232,971

TOTAL MARKET OB/XF VALUE 5,154

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 313,125

SOH/AGL Deduction 78,284

ASSESSED VALUE 234,841

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 234,841

TOTAL JUST VALUE 313,125

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 238,382

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R1711108 REPAIR/RRF 0 12/13/2017

B0311203 CO ISSUED 0 09/26/2003

B0311203 NEW CONSTR 126,010 06/01/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2217/0179 8/08/2018 WD Q I 01 208,000

GRANTOR: MORRIS LARRY R II & D

GRANTEE: AH4R PROPERTIES LLC

1176/0683 9/30/2003 WD Q I 145,500

GRANTOR: KB HOME JACKSONVILLE

GRANTEE: MORRIS LARRY II & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2003] N3 W6 S3 E6 \$ W40 S29

FGR=[YR=2003] S23 E21 N15 FOP=[YR=2003] E6 N6 W6 S6\$ N6 W19

N2 W2\$ E2 S2 E25 S6 E11 S3 E11 N40\$.