PT LOT 14
IN OR 2563/272
SUB OF GOV LOT 2 UNR

PC STELMAKIA FAMILY PARTNERSHIP
129 DEMURRAGE WAY
FOLSOM, CA 95630

2023

29-2N-28-4950-0014-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

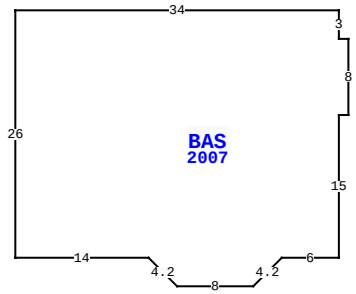
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

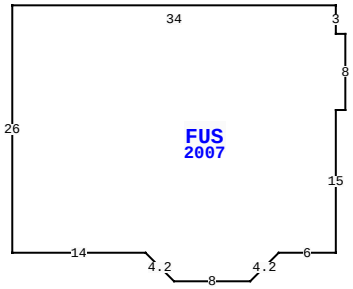
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	925	7,888
FUS	925	100	925	7,888
TOTALS	1,850		1,850	15,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	1,850	37.8000	34.11	63,104	1998	1998	0	0	25	18.00	25.00

2 SINGLE FAM – 0% - 2023 Heated Area: 1850 HX Base Yr





95344 MARC ANTHONY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,776
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	88,688
TOTAL MARKET VALUE	105,304
SOH/AGL Deduction	0
ASSESSED VALUE	105,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,304
TOTAL JUST VALUE	105,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-8737	NEW CONSTR	72,809	03/09/1993
8583	NEW CONSTR	30,000	12/23/1992
6283	DEMOLITION	0	02/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0272	5/06/2022	WD	U	I	11	100
GRANTOR: STONEBREAKER WILLIAM						
GRANTEE: PC STELMAKIA FAMILY						
2561/1735	5/06/2022	WD	Q	I	01	115,000
GRANTOR: STONEBREAKER WILLIAM						
GRANTEE: PC STELMAKIA FAMILY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W34 S26 E14 D3 R3 E8 U3 R3 E6 N15 E1 N8 W1 N3 $ PTR= E60 FUS=[YR=2007] W34 S26 E14 D3 R3 E8 U3 R3 E6 N15 E1 N8 W1 N3 $ W60 $.

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	0940	SHEDS/PORT	0	0	10	14	140.00	SF	30.00	30.00	100	1986	1986	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.85	75,000.00	63,750.00	63,750							
2	000100	C	SFR	0			0.00	0.00	1.33	AC		1.00	1.00	0.25	75,000.00	18,750.00	24,938							

REVIEW DATE 06/09/2022 BY KW Total Acres: 2.33 Total Land Value: 88,688 Market: 0 Agricultural: 0 Common: 88,688 PRINTED 08/02/2023 BY SYS