IN OR 2623/1230
EX R/W OR 675/119

INCE LLC
1997 SADDLER ROAD UNIT 16806
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

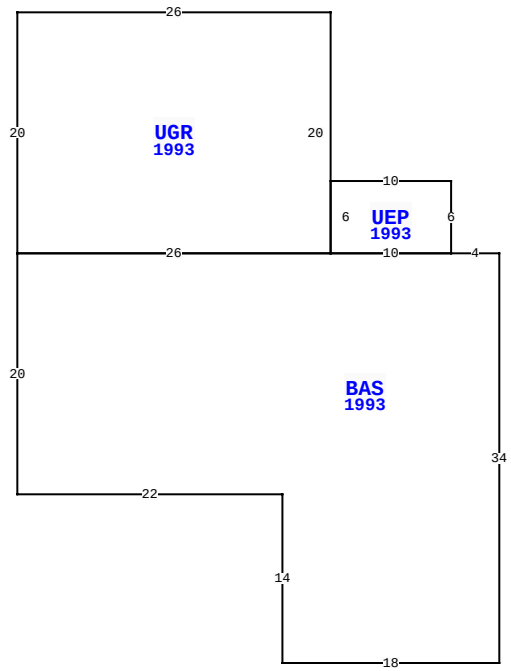
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1,052	76,152
UEP	60	60	36	2,606
UGR	520	45	234	16,938
TOTALS	1,632		1,322	95,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	98.6960	89.07	117,751	1956	1980	0	0	0	18.73	81.27

1 SINGLE FAM – 100% - 0 Heated Area: 1052 HX Base Yr



941395 OLD NASSAUVILLE RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,696
TOTAL MARKET OB/XF VALUE		256
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		172,452
SOH/AGL Deduction		101,478
ASSESSED VALUE		70,974
TOTAL EXEMPTION VALUE	HX HB	45,974
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		172,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801741	REPAIR/RRF	2,000	02/01/2018
8178	REPAIR/RRF	1,000	06/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1230	1/18/2023	WD	Q	I	01	200,000
GRANTOR: COOK JOSHUA A & AMY J						
GRANTEE: INCE LLC						
2048/0126	5/24/2016	WD	Q	I	01	65,300
GRANTOR: HAYMAN HEATHER ET AL						
GRANTEE: COOK JOSHUA A & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UEP=[YR=1993] N6 W10 S6 E10$ W10
UGR=[YR=1993] N20 W26 S20 E26 $ W26 S20 E22 S14 E18 N34 $.

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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1993	1993	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 256

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	100	0004	OR	0.00	0.00	0.85	AC		1.00	1.00	1.20	75,000.00	90,000.00	76,500							

REVIEW DATE 02/24/2022 BY KWA Total Acres: 0.85 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS