LOT 7
IN OR 952/241 & OR 1733/182
EVERETT ACRES UNIT 1 PBK 5/11

FANN ILA ANITA/FANN KIMBERLY M
7017 RHODE ISLAND DR E
JACKSONVILLE, FL 32209

2024

00-00-30-0220-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

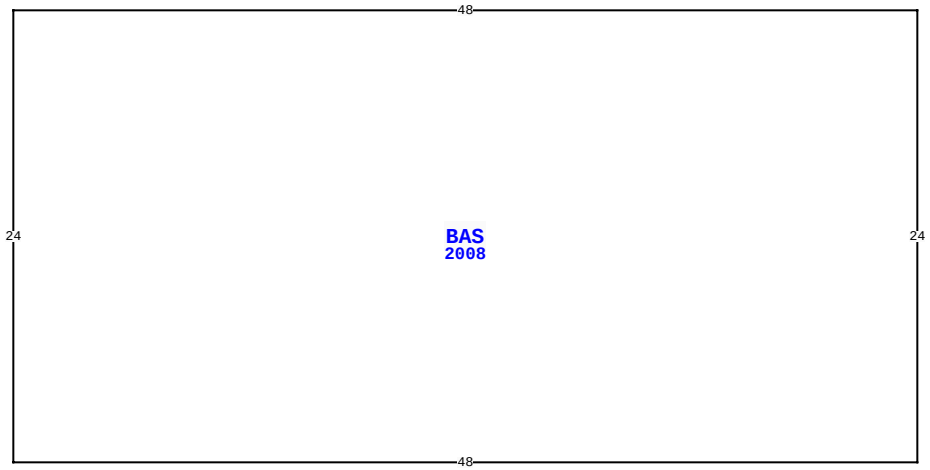
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	24,724
TOTALS	1,152		1,152	24,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	102.2000	71.54	82,414	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



1609 IAN DR, FERNANDINA BEACH

BLD DATE	09/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	24,724
TOTAL MARKET OB/XF VALUE	416
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	125,140
SOH/AGL Deduction	71,789
ASSESSED VALUE	53,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,351
TOTAL JUST VALUE	125,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1733/0182	4/12/2011	WD	U	I	30	100
GRANTOR: FANN ILA ANITA &						
GRANTEE: FANN KIMBERLY M & I						
0952/0241	10/03/2000	WD	U	V	07	100
GRANTOR: WILLIAMS LUCILE EVELY						
GRANTEE: FANN ILA ANITA & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E48 N24$.

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	0751	UOP	0	0	20	8	160.00	SF	10.00	10.00	100	1998	1998	3	26	416	

LAND DESCRIPTION

TOTAL OB/XF 416

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	000102	C	SFR/MH	0		RSF-	2100.00	56.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS