LOT 7
GLYN WOODS COURT PB 4/89

ANDREWS THOMAS C & J VALERIE RAVAN
1110 RANDOLPH ST
TRAVERSE CITY, MI 49684

2024

00-00-30-0263-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

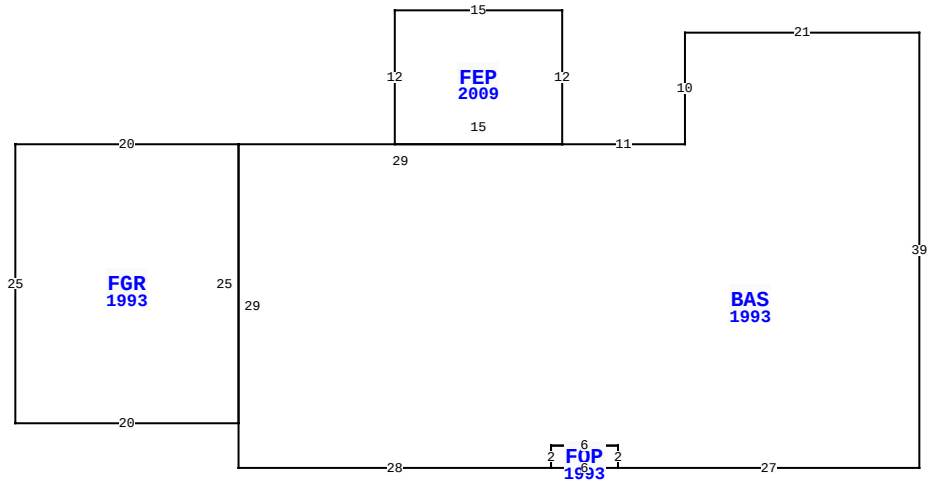
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	228,818
FEP	180	80	144	16,751
FGR	500	55	275	31,990
FOP	12	30	4	465
TOTALS	2,659		2,390	278,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	126.6160	158.27	378,265	1980	1990	0	0	0	26.50	73.50

1 SNGL FAM – 0% - 2023 Heated Area: 1967 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

4635 GLYN WOODS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	278,025
TOTAL MARKET OB/XF VALUE	3,730
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	531,755
SOH/AGL Deduction	0
ASSESSED VALUE	531,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,755
TOTAL JUST VALUE	531,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0684	11/21/2022	WD	Q	I	02	600,000
GRANTOR: MURRAY JOHN C & JAMES						
GRANTEE: ANDREWS THOMAS C &						
2379/1540	7/22/2020	PR	U	I	19	100
GRANTOR: MURRAY JAMES & JOHN A						
GRANTEE: MURRAY JAMES O JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S10 W11 FEP=[YR=2009] N12 W15 S12 E15$ W29 FGR=[YR=1993] W20 S25 E20N25$ S29 E28 FOP=[YR=1993] E6 N2 W6S2$ N2 E6 S2 E27 N39$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	0	0	0	1,617.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,102	

LAND DESCRIPTION

TOTAL OB/XF 3,730

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS