LOT 17
IN OR 1780/1383
HILDRETHS BRIER LEAF PARK

OWENS ROBERT
272 CHESWOLD LN
HAVERFORD, PA 19041

2024

00-00-30-0300-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

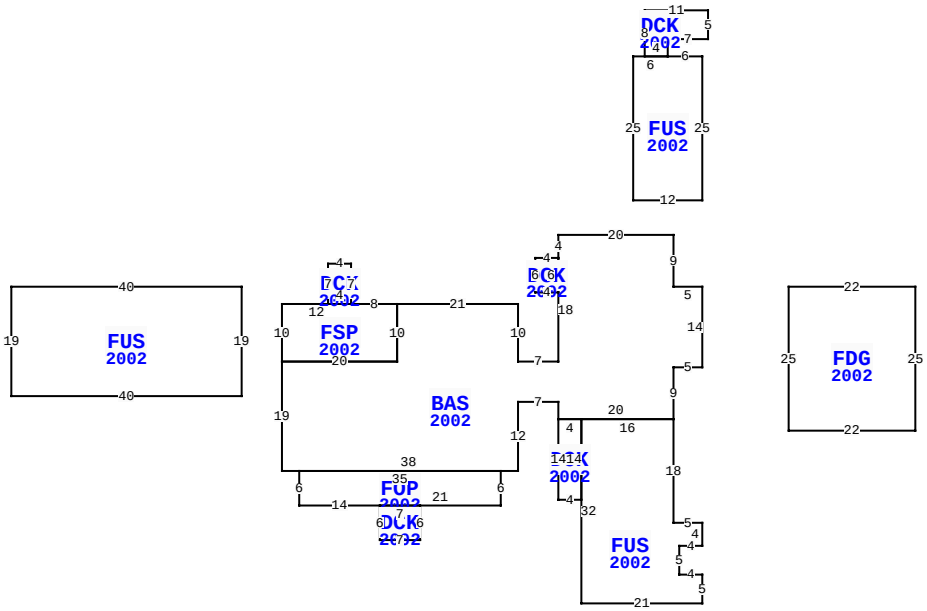
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1,748	198,786
DCK	24	10	2	227
DCK	28	10	3	341
DCK	42	10	4	455
DCK	56	10	6	682
DCK	67	10	7	796
FDG	550	60	330	37,528
FOP	210	30	63	7,165
FSP	200	40	80	9,098
FUS	300	100	300	34,116
TOTALS	4,547		3,865	439,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,865	105.1785	131.47	508,132	1981	1995	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 3370 HX Base Yr



** This building has 12 Sub-Areas

1381 FORREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	439,534
TOTAL MARKET OB/XF VALUE	9,291
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	823,825
SOH/AGL Deduction	358,052
ASSESSED VALUE	465,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,773
TOTAL JUST VALUE	823,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618094	REPAIR/RRF	15,179	10/31/2006
B0209275	HOUSEMVING	175,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1780/1383	2/22/2012	WD	Q	I	02	271,000
GRANTOR: FANNIE MAE						
GRANTEE: OWENS ROBERT						
1756/0098	9/16/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

BUILDING NOTES

EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0812	CONCRETE C	0	0	0	0	1,207.00	SF	4.00	4.00	100	2002	2002	3	82	3,959	
3	0825	BRICK	0	0	0	0	60.00	SF	12.50	12.50	100	2002	2002	3	95	713	
4	0811	CONCRETE B	0	0	0	0	681.00	SF	5.20	5.20	100	2002	2002	3	82	2,904	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W5 N9 W20 S4 S18 W7 N10 W21 S10 W20 S19 E3 E38 N12 E7 S3 E20 N9 E5 N14 $
FUS=[YR=2002;ORIG=-80,0] W40 S19 E40 N19 $
FUS=[YR=2002;ORIG=0,55] N5 W4 N5 E4 N4 W5 N18 W16 S32 E21 $
FDG=[YR=2002;ORIG=15,0] E22 S25 W22 N25 $
FUS=[YR=2002;ORIG=0,-15] N25 W6 W6 S25 E12 $
FOP=[YR=2002;ORIG=-70,32] S6 E14 E21 N6 W35 $
FSP=[YR=2002;ORIG=-53,3] W8 W12 S10 E20 N10 $
DCK=[YR=2002;ORIG=-6,-40] N3 E7 N5 W11 S8 E4 $
DCK=[YR=2002;ORIG=-21,23] W4 S14 E4 N14 $
DCK=[YR=2002;ORIG=-56,38] S6 E7 N6 W7 $
DCK=[YR=2002;ORIG=-61,3] N7 W4 S7 E4 $

LAND DESCRIPTION

TOTAL OB/XF 9,291

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-	1135.00	136.00	1.00	UT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS