BLOCK L LOTS 5 & W25 FT OF 6
IN OR 1981/846
ESMT IN OR 399/797

OGILVIE PAMELA J &/ESTES ONDRELL
23260 COX RD
PERRIS, CA 92570

2024

00-00-30-042D-000L-0050

BUILDING CHARACTERISTICS

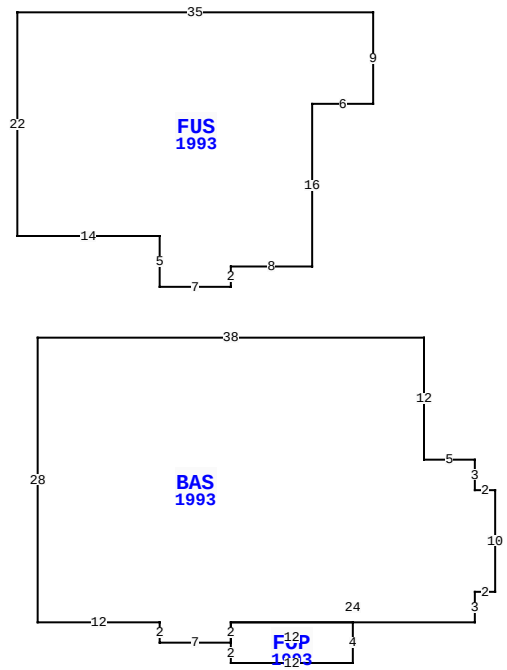
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1,178	112,816
FOP	48	30	14	1,341
FUS	751	100	751	71,922
TOTALS	1,977		1,943	186,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	119.4424	113.47	220,472	1984	1990	0	0	0	15.60	84.40

1 SINGLE FAM – 0% - 0 Heated Area: 1929 HX Base Yr



1896 CLINCH DR, FERNANDINA BEACH

BLD DATE	01/27/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	186,078
TOTAL MARKET OB/XF VALUE	2,509
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	318,587
SOH/AGL Deduction	57,547
ASSESSED VALUE	261,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,040
TOTAL JUST VALUE	318,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0846	5/21/2015	WD	Q	I	01	200,000
GRANTOR: OGILVIE LARRY M						
GRANTEE: OGILVIE PAMELA J &						
1016/0836	10/29/2001	WD	Q	I		149,500
GRANTOR: CRUZ HENRY J & MICHEL						
GRANTEE: OGILVIE LARRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5N12 W38S28E12S2E7 FOP=[YR=1993] S2E12N4W12S2$ N2E24N3 E2N10W2N3$ PTR= N35W10 FUS=[YR=1993] N9W35 S22 E14 S5E7N2E8 N16E6$E10 S35$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
2	0825	BRICK	0	0	39	3	117.00	SF	12.50	12.50	100	2002	2002	3	95	1,389	

LAND DESCRIPTION

TOTAL OB/XF 2,509

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	0006	RSF-2	100.00	104.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS