S165 FT OF W264 FT OF LOT 15
IN OR 2110/1136
OCEAN BREEZE SUB PB 1/11

SMITH PHILLIP DON REV TRUST/SMITH PHILLIP DON REV
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2024

00-00-30-044A-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

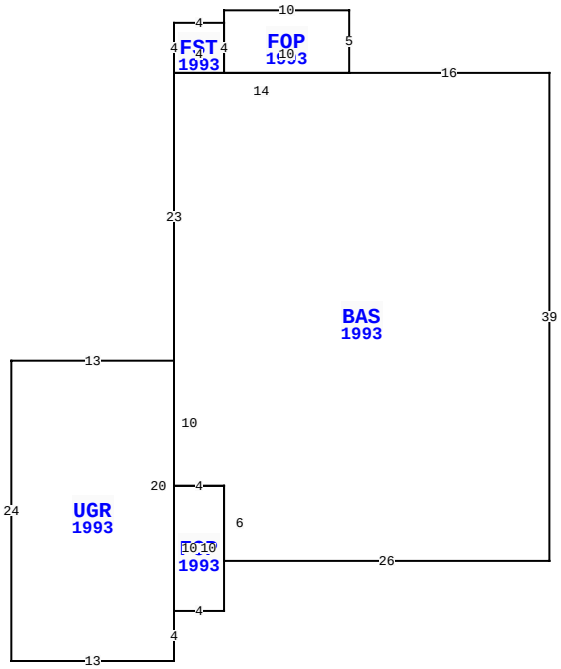
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,146	100	1,146	104,284
FOP	40	30	12	1,092
FOP	50	30	15	1,365
FST	16	55	9	819
UGR	312	45	140	12,740
TOTALS	1,564		1,322	120,299

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	113.3600	107.69	142,366	1984	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1146 HX Base Yr



BLD DATE	07/15/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2950 FERNANDINA RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	120,299
TOTAL MARKET OB/XF VALUE	286
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	420,585
SOH/AGL Deduction	186,339
ASSESSED VALUE	234,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,246
TOTAL JUST VALUE	420,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1136	3/21/2017	WD	U	I	11	100
GRANTOR: SMITH PHILLIP DON & M						
GRANTEE: SMITH PHILLIP DON R						
1544/1282	1/04/2008	WD	U	I	07	100
GRANTOR: SMITH PHILLIP D SR &						
GRANTEE: SMITH PHILLIP D SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N5 W10 S1 FST=[YR=1993] W4 S4 E4 N4 $ S4E10 $ W14 S23 UGR=[YR=1993] W13 S24 E13 N4 FOP=[YR=1993] E4 N10 W4 S10$ N20$ S10 E4 S6 E26 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	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1984	1984	3	44	286	

LAND DESCRIPTION

TOTAL OB/XF 286

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 1.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS