LOT 53
DUNES OF AMELIA PHASE 1
PBK 8/88

HARRE MARGARET
932 BROWN STREET
SAINT HELENA, CA 94574

2024

00-00-30-044D-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

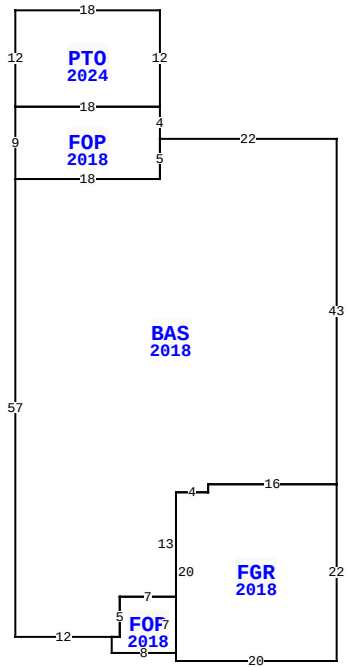
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,979	100	1,979	322,118
FGR	436	55	240	39,065
FOP	51	30	15	2,441
FOP	162	30	49	7,975
PTO	216	5	11	1,790
TOTALS	2,844		2,294	373,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	132.8733	166.09	381,010	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 2023 Heated Area: 1979 HX Base Yr



233 SARGASSO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	373,390
TOTAL MARKET OB/XF VALUE	4,454
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	527,844
SOH/AGL Deduction	6,080
ASSESSED VALUE	521,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,764
TOTAL JUST VALUE	527,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173893	CO ISSUED	0	06/22/2018
20173893	NEW CONSTR	254,771	12/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0470	4/11/2022	WD	Q	I	01	630,000
GRANTOR: PINERO TRIASO K & APR						
GRANTEE: HARRE MARGARET						
2266/1170	4/03/2019	QC	U	I	11	100
GRANTOR: PINERO TRIASO K & APR						
GRANTEE: PINERO TRIASO K & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W22 S5 W18 S57 E12 E1 N5 E7 N13 E4 N1 E16 N43 $
FGR=[YR=2018;ORIG=-20,64] S1 E20 N22 W16 S1 W4 S20 $
FOP=[YR=2018;ORIG=-22,0] N4 W18 S9 E18 N5 $
FOP=[YR=2018;ORIG=-28,62] S2 E8 N7 W7 S5 W1 $
PTO=[YR=2024;ORIG=-40,-16] E18 S12 W18 N12 $
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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	0855	CONC PAVER	0	0	0	0	620.00	SF	7.00	7.00	100	2018	2018	3	97	4,210	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	7.00	7.00	100	2018	2018	3	97	244	

LAND DESCRIPTION

TOTAL OB/XF 4,454

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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS