

LOT 105
IN OR 2225/461
THE SANDPIPER #1 PB 4/78 & 79

CUTTER ALEXA &/WINCHELL JUSTIN
813 BROOKSIDE AVE
CHARLOTTE, NC 28203

2024

00-00-30-0605-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		3. 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	03
NEIGHBORHOOD/LOC	3003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	1,555
BAS	576	100	576	52,678
FBM	48	80	38	3,476
FCP	240	25	60	5,487
FOP	64	30	19	1,738
FUS	288	100	288	26,339
FUS	604	100	604	55,239
UBM	48	20	10	915

TOTALS	1,980		1,612	147,425
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50
3	1241	WD DECK G	0	0	16	9	144.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,612	123.4200	117.25	189,007	1979	1979		0	0	22.00	78.00
1 TOWNHOUSE - 0% - 0												
Heated Area: 1506												
HX Base Yr												
95068 SANDPIPER LOOP, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/13/2024 MLU												

TOTAL OB/XF												
2,720												

TOTAL OB/XF												
2,720												

Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		147,425	
TOTAL MARKET OB/XF VALUE		2,720	
TOTAL LAND VALUE - MARKET		675,000	
TOTAL MARKET VALUE		825,145	
SOH/AGL Deduction		292,203	
ASSESSED VALUE		532,942	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,942	
TOTAL JUST VALUE		825,145	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		651,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2225/0461	9/13/2018	TD U	I	I	11	100	
GRANTOR:WINCHELL JUDY REVOCAB							
GRANTEE: CUTTER ALEXA & JUST							
2162/1792	12/06/2017	TD U	I	I	11	100	
GRANTOR:WINCHELL JUDY A REVOC							
GRANTEE: CUTTER ALEXA							

BUILDING NOTES									

BUILDING DIMENSIONS									
FBM=[YR=1993] W4 UBM=[YR=1993] W12 S4 E12 N4\$ S4 FCP=[YR=1993] W12 S17 E16 N9 W4 N8\$ S8E4 N12\$PTR=E4 N19 FOP=[YR=1993] S4 BAS=[YR=1993] S36 E16 N36 W16\$ E16 N4 W16\$ E20 N7 BAL=[YR=1993] S7 FUS=[YR=1993] S40 E13 N12 E3 N28 W16\$ E16 N7 W16\$ E20 S7 FUS=[YR=1993] S18 E16 N18 W16\$ N7 W20 S7 W20 S19 W4\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 675,000 PRINTED 08/06/2024 BY SYS