BLK 2 LOTS 9,10 & PT LOT 8
IN OR 2644/287
SHEFFIELD SUB PBK 2/43

HITE JEREMY WILLIAM
781 SATELLITE DRIVE
YORK, PA 17402

2024

00-00-30-0620-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

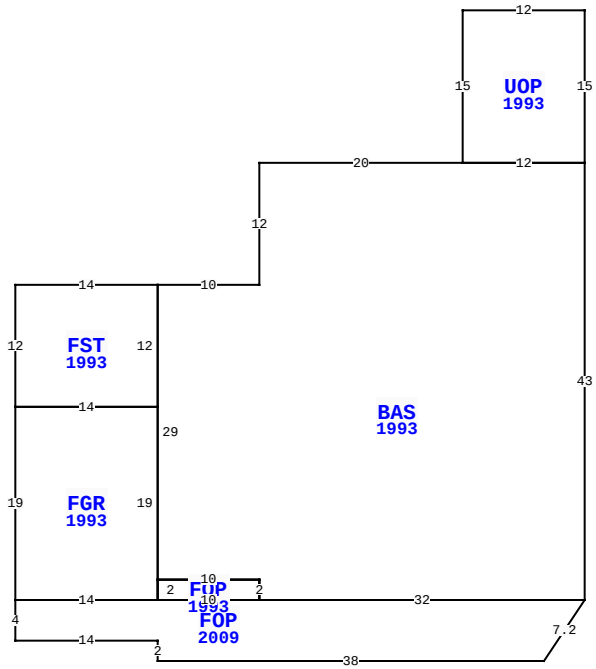
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	1,666	231,285
FGR	266	55	146	20,269
FOP	20	30	6	833
FOP	316	30	95	13,189
FST	168	55	92	12,772
UOP	180	20	36	4,998
TOTALS	2,616		2,041	283,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	119.8736	149.84	305,823	1950	2008	0	0	0	7.35	92.65

1 SNGL FAM – 0% - 2024 Heated Area: 1666 HX Base Yr



757 OLD AMELIA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	283,345
TOTAL MARKET OB/XF VALUE	827
TOTAL LAND VALUE - MARKET	176,000
TOTAL MARKET VALUE	460,172
SOH/AGL Deduction	0
ASSESSED VALUE	460,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,172
TOTAL JUST VALUE	460,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6093	REMODEL	2,050	11/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/287	5/30/2023	WD	Q	I	02	465,000
GRANTOR: SULLIVAN SARAH						
GRANTEE: HITE JEREMY WILLIAM						
2522/0882	12/16/2021	WD	Q	I	01	415,000
GRANTOR: ARRINGTON DAVID & LAU						
GRANTEE: SULLIVAN SARAH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 S15 BAS=[YR=1993] W20 S12 W10
FST=[YR=1993] W14 S12 FGR=[YR=1993] S19 FOP=[YR=2009] S4
E14 S2 E38 U6 R4 W32 FOP=[YR=1993] W10 N2 E10 S2$N2 W10 S2
W14$ E14 N19 W14$ E14 N12$ S29 E10 S2 E32 N43 W12$ E12 N15$.

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	0	0	519.00	SF	1.30	1.30	100	1991	1991	3	62	418	
2	1242	WD DECK A	0	0	0	0	262.00	SF	2.00	2.00	100	2017	2017	3	78	409	

LAND DESCRIPTION

TOTAL OB/XF 827

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		RSF-	110.00	105.00	110.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	176,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 08/06/2024 BY SYS