LOT 13 R236009
IN OR 733/339
PT OF BROOK RD A/K/A 14TH ST

GAY DONALD
2145 TALBOT CT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0640-0013-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 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 | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 03 | Quality Level 03 |

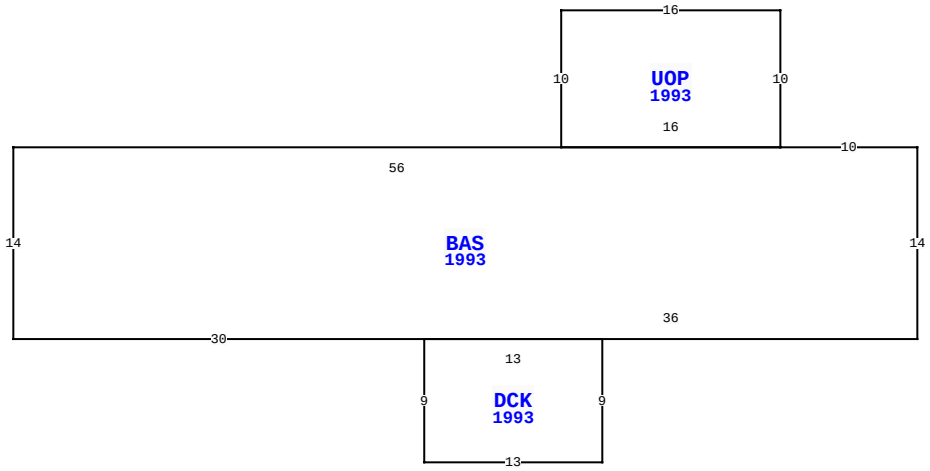
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 2001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 18,589 |
| DCK | 117 | 15 | 18 | 362 |
| UOP | 160 | 25 | 40 | 805 |
| TOTALS | 1,201 | | 982 | 19,756 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 982 | 95.8000 | 67.06 | 65,853 | 1980 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




898 NOTTINGHAM DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 19,756 |
| TOTAL MARKET OB/XF VALUE | 728 |
| TOTAL LAND VALUE - MARKET | 134,400 |
| TOTAL MARKET VALUE | 154,884 |
| SOH/AGL Deduction | 82,882 |
| ASSESSED VALUE | 72,002 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 72,002 |
| TOTAL JUST VALUE | 154,884 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 119,977 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6276 | GARAGE | 2,040 | 02/09/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0733/0339 | 7/05/1995 | WD | U | I | 07 | 100 |
| GRANTOR: CHURCHVILLE LEWIS P & | | | | | | |
| GRANTEE: GAY DONALD | | | | | | |
| 0697/0357 | 1/26/1994 | WD | U | V | 13 | 25,800 |
| GRANTOR: CHURCHVILLE LEWIS & M | | | | | | |
| GRANTEE: GAY DONALD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N10 W16 S10 E16 $ W56 S14 E30
DCK=[YR=1993] S9 E13N9 W13$ E36 N14 $ .

## 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 | 1242 | WD DECK A | 0 | 0 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 35 | 560 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 6 | 48.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 35 | 168 | |

## LAND DESCRIPTION

TOTAL OB/XF 728

| 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 | 000102 | C | SFR/MH | 0 | | RM | 84.00 | 100.00 | 84.00 | FF | | 1.00 | 1.00 | 1.00 | 1,600.00 | 1,600.00 | 134,400 | | | | | | | |

REVIEW DATE 02/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400 PRINTED 08/06/2024 BY SYS