

PT OF LOTS 75 & 76
IN OR 2430/191 ESMT OR 366/55
FPU ESMT IN OR 1266/1679

TITCOMB-STEPHENSON LVG TRUST/TITCOMB ERIC L SR TRU
873 NISSEN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0740-0075-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		2.5 100
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
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NEIGHBORHOOD/LOC	2021.00
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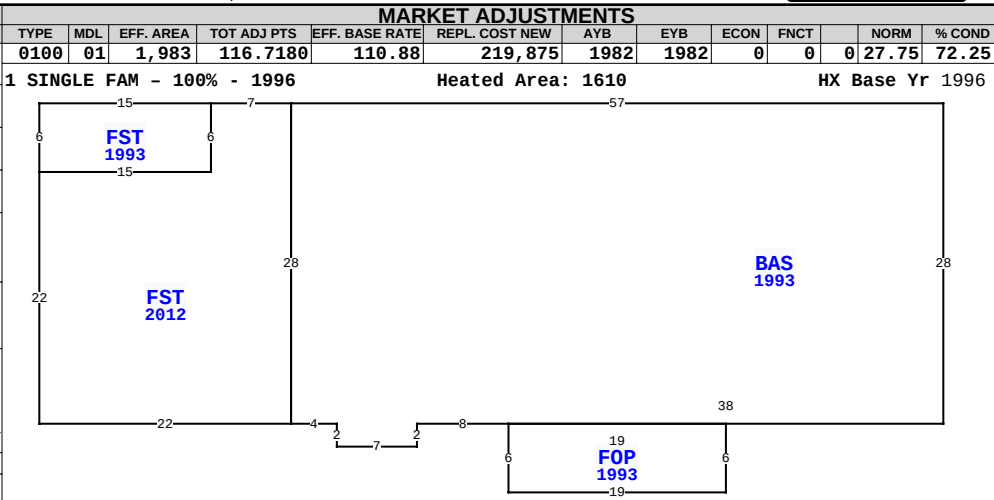
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	128,979
FOP	114	30	34	2,724
FST	90	55	50	4,006
FST	526	55	289	23,152
TOTALS	2,340		1,983	158,860

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0811	CONCRETE B	0	100	0	0	533.00	SF	5.20	5.20	100	1982	1982	3	38	1,053	
3	0825	BRICK	0	100	0	0	821.00	SF	12.50	12.50	100	1982	1982	3	77	7,902	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1982	1982	3	38	37	
5	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2005	2005	3	40	3,584	
6	0681	POLE SHED	0	100	6	16	96.00	SF	15.00	15.00	100	2005	2005	3	40	576	
7	0855	CONC PAVER	0	100	0	0	1,265.00	SF	7.00	7.00	100	2005	2005	3	86	7,615	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 22,570																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	105,000.00	126,000.00
2	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00

TOTAL OB/XF 22,570																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	105,000.00	126,000.00
2	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00

REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 141,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	158,860		
TOTAL MARKET OB/XF VALUE	22,570		
TOTAL LAND VALUE - MARKET	141,000		
TOTAL MARKET VALUE	322,430		
SOH/AGL Deduction	142,631		
ASSESSED VALUE	179,799		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	129,799		
TOTAL JUST VALUE	322,430		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	316,524		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26121	SOLAR WATER SYTEM	7,000	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0191	2/28/2021	WD	U	I	11	100
GRANTOR: TITCOMB ERIC L SR & H						
GRANTEE: TITCOMB-STEPHENSON						
2346/1742	3/12/2020	WD	U	I	11	100
GRANTOR: TITCOMB ERIC L SR & H						
GRANTEE: TITCOMB-STEPHENSON						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W57 FST=[YR=2012] W7 FST=[YR=1993] W15 S6						
E15 N6 \$ S6 W15 S22 E22 N28 \$ S28 E4 S2 E7 N2 E8						
FOP=[YR=1993] S6 E19 N6 W19 \$ E38 N28 \$.						