PT OF LOT 12
IN OR 1727/1119
SURHER TRACT SUB DB 39/289

SOLOMON DAVID & ETSUKO T
PO BOX 8077
SEBRING, FL 33872

2024

00-00-30-0820-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

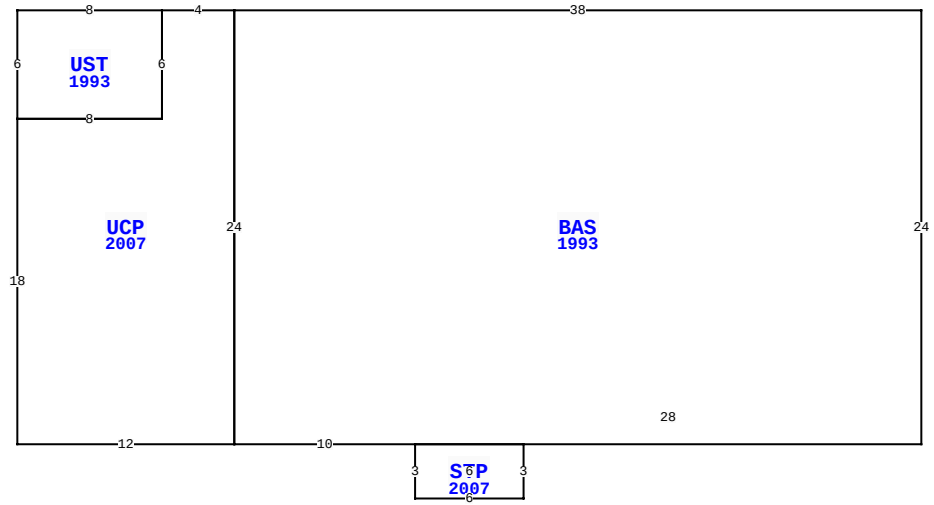
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	60,309
STP	18	10	2	132
UCP	240	20	48	3,174
UST	48	45	22	1,455
TOTALS	1,218		984	65,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	984	90.3960	85.88	84,506	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 0% - 0 Heated Area: 912 HX Base Yr



1527 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	65,070
TOTAL MARKET OB/XF VALUE	1,907
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	666,977
SOH/AGL Deduction	403,640
ASSESSED VALUE	263,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,337
TOTAL JUST VALUE	666,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	663,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22879	CHNGE SRVC	0	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/1119	12/26/2010	WD	U	I	11	100
GRANTOR: SNOWDEN VELMA M ETAL						
GRANTEE: SOLOMON DAVID & ETS						
1723/0024	12/26/2010	WD	U	I	19	110,000
GRANTOR: SNOWDEN VELMA M ETAL						
GRANTEE: SOLOMON DAVID & ETS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UCP=[YR=2007] W4 UST=[YR=1993] W8 S6 E8 N6$ S6 W8 S18 E12 N24$ S24 E10 STP=[YR=2007] S3 E6 N3 W6$ E28 N24$.

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	14	3	42.00	SF	6.50	6.50	100	1990	1990	3	59.5	162	
2	0811	CONCRETE B	0	0	47	12	564.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,745	

LAND DESCRIPTION

TOTAL OB/XF 1,907

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-	2100.00	200.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 07/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS