

LOT 24
IN OR 1680/241
THE BREAKERS @ OCEAN REACH #2

FALLON BERNARD & CHARLOTTE H
3723 OAK LANE NE
NORTH LIBERTY, IA 52317

2024

00-00-30-085C-0024-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2,009	272,967
FGR	442	55	243	33,017
FOP	53	30	16	2,174
FOP	173	30	52	7,066
PTO	180	5	9	1,223

TOTALS	2,857		2,329	316,446
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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	836.00	SF	6.50
3	0810	CONCRETE A	0	0	62	3	186.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	08/23/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,329	123.5192	154.40	359,598	1999	1999	0	0	12.00	88.00
1 SNGL FAM - 0% - 0 Heated Area: 2009 HX Base Yr											
1955 ANCHORAGE PL, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	836.00	SF	6.50	6.50	100	1999	1999	3	77	4,184	
3	0810	CONCRETE A	0	0	62	3	186.00	SF	6.50	6.50	100	1999	1999	3	77	931	

TOTAL OB/XF													8,020	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
03	RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	250,000.00	250,000.00	2			

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				316,446	
TOTAL MARKET OB/XF VALUE				8,020	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				574,466	
SOH/AGL Deduction				135,904	
ASSESSED VALUE				438,562	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				438,562	
TOTAL JUST VALUE				574,466	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				490,520	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805637	NEW CONSTR	98,100	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1680/0241	6/01/2010	WD Q	I	I	01
					297,000
GRANTOR: BRIZES ROBERT C & NAN					
GRANTEE: FALLON BERNARD & CH					
1334/1716	7/21/2005	WD Q	I	I	
					358,000
GRANTOR: WAGGONER TERRY BILL &					
GRANTEE: BRIZES ROBERT C & N					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W15 PTO=[YR=1999] N9 W20 S9 E20\$ FOP=[YR=1999] W20 D3 R3 S7 E15 U2 R2 N8 \$ S8 L2 D2 W15 N7 L3 U3 W7 N9 W15 S35 FGR=[YR=1999] S23 E22 N19 W16 N4 W6 \$ E6 S4 E16 S10 E11 FOP=[YR=1999] S2 E9 N7 W7 S5 W2 \$ E2 N5 E7 S8 E15 N43 \$.									