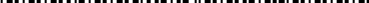


KIPP JAMES R & RONDA J
1918 SEA OATS AVE
FERNANDINA BEACH, FL 32034



BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 70
Exterior Wall16 WD FR STUC 30
Roof Structure03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floor14 CARPET 80
Interior Floor11 CLAY TILE 20
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02 WOOD FRAME 100
1. 1. 100
0 100
Occupancy00 NONE 100

Quality06 Quality Level 06
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1,968	263,719
FGR	436	55	240	32,161
FOP	54	30	16	2,144
USP	260	30	78	10,452

1 SNGL FAM - 100% - 2021
Heated Area: 1968
HX Base Yr 2021

BLD DATE	XF DATE	INC DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,302	122.2795	152.85	351,861	1998	1998	0	0	0	12.33

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		308,477
TOTAL MARKET OB/XF VALUE		3,423
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		561,900
SOH/AGL Deduction		177,498
ASSESSED VALUE		384,402
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		334,402
TOTAL JUST VALUE		561,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,242

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0823	10/12/2020	WD	Q	I	02	397,500

GRANTOR: RICHARDSON ALBERT W L
GRANTEE: KIPP JAMES R & ROND
2396/0758 9/21/2020 FJ U I 11 0
GRANTOR: RICHARDSON MITTIE T E
GRANTEE: RICHARDSON ALBERT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 S18 W3 USP=[YR=2012] W26 S10 E26 N10 \$ S10 W26 S30 E17 FOP=[YR=1998] E8 N3 W2 N5 W6 S8 \$ N8 E6 S5 E12 FGR=[YR=1998] S7 E20 N26 W6 S6 W14 S13 \$ N13 E14 N6 E6 N36 \$.

EXTRA FEATURES

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	0810	CONCRETE A	0 100	0	0	627.00	SF	6.50	6.50	100	1998	1998	3	75	3,057	
2	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	1998	1998	3	75	366	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE

08/02/2022

BY

KBA

Total Acres: 0.00

Total Land Value: 250,000

Market: 0

Agricultural: 0

Common: 250,000

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