BLOCK 26 LOTS 2 & 1
ASKINS OCEAN CITY PB O/51

WILSON FAMILY REVOCABLE TRUST/WILSON JAMES SCOTT C
5845 CLEARWATER DR
LOVELAND, CO 80538

2024

00-00-31-1040-0026-0020

BUILDING CHARACTERISTICS

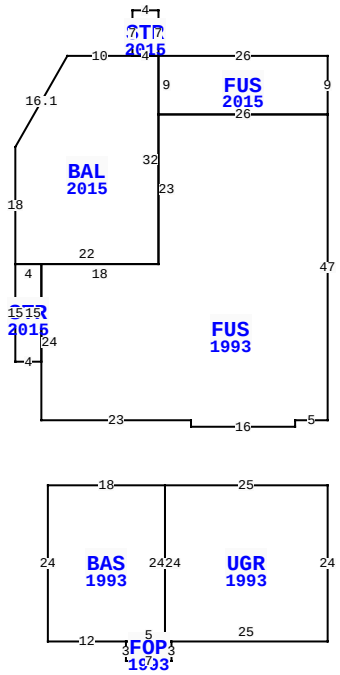
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	648	15	97	19,733
BAS	427	100	427	86,866
FOP	26	30	8	1,627
FUS	1,670	100	1,670	339,734
FUS	234	100	234	47,604
STR	28	10	3	610
STR	60	10	6	1,221
UGR	600	45	270	54,927
TOTALS	3,693		2,715	552,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,715	140.7600	211.14	573,245	1940	2015	0	0	0	3.65	96.35

1 SFR CUST – 0% - 0 Heated Area: 2331 HX Base Yr



982 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	552,322
TOTAL MARKET OB/XF VALUE	17,596
TOTAL LAND VALUE - MARKET	1,650,000
TOTAL MARKET VALUE	2,219,918
SOH/AGL Deduction	0
ASSESSED VALUE	2,219,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,219,918
TOTAL JUST VALUE	2,219,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,045,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142000	CO ISSUED	0	07/20/2015
20142000	REMODEL	175,000	09/12/2014
20132777	KITCHEN	3,000	12/09/2013
20081778	REPLACE WINDOWS	22,238	12/04/2008
20080650	METER CAN/RISER/P	1,500	04/21/2008
20060589	REPLACE STAIRS	5,400	03/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1041	4/30/2024	QC	U	I	11	100
GRANTOR: WILSON JAMES S & JENN						
GRANTEE: WILSON FAMILY REVOC						
2432/1228	2/08/2021	WD	Q	I	01	2,100,000
GRANTOR: HESTER CARROLL WAYNE						
GRANTEE: WILSON JAMES S & JE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] W18 S24 E12 FOP=[YR=1993] S3 E7 N3 W1 N1 W5 S1 W1$ E1 N1 E5 S1 N24$ S24 E25 N24$ PTR=N10 FUS=[YR=1993] N47 FUS=[YR=2015] N9 W26 STR=[YR=2015] N7 W4 S7 BAL=[YR=2015] W10 D14 L8 S18 STR=[YR=2015] S15 E4 N15 W4$ E22 N32 W4$ E4$ S9 E26$ W26 S23 W18 S24 E23 S1 E16 N1 E5$ S10$.

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	0855	CONC PAVER	0	0	0	0	2,565.00	SF	7.00	7.00	100	2019	2019	3	98	17,596	

LAND DESCRIPTION

TOTAL OB/XF 17,596

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							
2	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,650,000 Market: 0 Agricultural: 0 Common: 1,650,000 PRINTED 08/06/2024 BY SYS