

WRIGHT CHRISTOPHER F & EVELYN
8111 HALTON ROAD
TOWSON, MD 21204

00-00-31-1060-000N-0032

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
03 COMP SHNGL 100
03 PLASTER 100
14 CARPET 100
03 CENTRAL 100
04 AIR DUCTED 100
3 100
1 100
02 WOOD FRAME 100
1. 1. 100
0 100
02 DIST FB 100
00 NONE 100

QUALITY03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1007.00

TOTALS

1,618

1,356

119,344

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 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1955 1955 3 20 700

2 0810 CONCRETE A 0 0 0 0 228.00 SF 6.50 6.50 100 1980 1980 3 32.5 482

3 0940 SHEDS/PORT 0 0 0 0 132.00 SF 30.00 30.00 100 1990 1990 3 20 792

LAND DESCRIPTION

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 000100 C SFR 0 00006 R-1 111.00 100.00 1.00 LT 1.00 1.00 1.00 275,000.00 275,000.00 275,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,356 111.2800 105.72 143,356 1955 1985 0 0 16.75 83.25

Heated Area: 1266 HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 119,344

TOTAL MARKET OB/XF VALUE 1,974

TOTAL LAND VALUE - MARKET 275,000

TOTAL MARKET VALUE 396,318

SOH/AGL Deduction 0

ASSESSED VALUE 396,318

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 396,318

TOTAL JUST VALUE 396,318

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 340,724

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2628/1377 3/31/2023 WD Q I 01 500,000

GRANTOR:WOLD NELLIE MULLIS ET

GRANTEE:WRIGHT CHRISTOPHER

2571/1584 6/16/2022 FJ U I 11 0

GRANTOR:MULLIS LOUISE R ESTAT

GRANTEE:WOLD NELLIE MULLIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N19 W16 S11 FOP=[YR=1993] W5 S8 E5N8\$ S8
UCP=[YR=1993] W3 FST=[YR=1993] W9 S5 E9N5\$ S5 W9 S21 E12 N26 \$ S26 E37 N26\$.

144 N 19TH ST, FERNANDINA BEACH

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