BLOCK O N91 FT OF LOT 2
ATLANTIC HIGHLANDS SUB
DB 39/297

WARREN DEBORAH G & JACOB R
45 ORDALE BLVD
PITTSBURG, PA 15228

2024

00-00-31-1060-0000-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

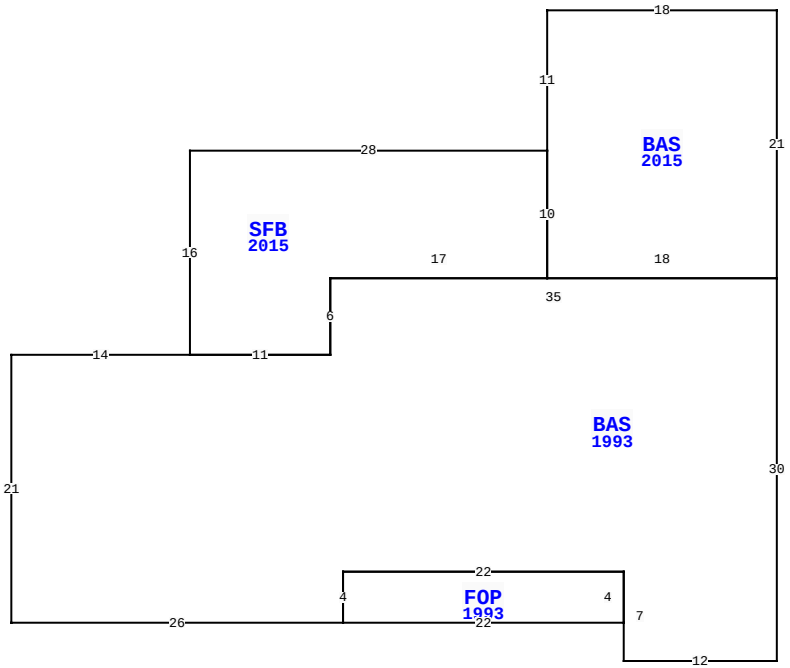
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	1,418	237,852
BAS	378	100	378	63,405
FOP	88	30	26	4,361
SFB	346	80	277	46,464
TOTALS	2,230		2,099	352,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,099	118.3350	177.50	372,572	1947	2012	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2022 Heated Area: 2073 HX Base Yr 2022



218 N 18TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		352,081
TOTAL MARKET OB/XF VALUE		12,687
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		589,768
SOH/AGL Deduction		75,586
ASSESSED VALUE		514,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		464,182
TOTAL JUST VALUE		589,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182661	CARPORT	11,567	07/31/2018
20151032	ADDITION	41,905	05/13/2015
20021899	REPAIR/RRF	2,000	11/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/393	7/24/2024	WD	U	I	11	100
GRANTOR: WOODFIN JOSEPH ROBERT						
GRANTEE: WARREN DEBORAH G &						
2727/1499	7/22/2024	WD	Q	I	01	765,000
GRANTOR: WOODFIN JOSEPH ROBERT						
GRANTEE: WARREN DEBORAH G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 S11 SFB=[YR=2015] W28 S16 BAS=[YR=1993] W14 S21 E26 FOP=[YR=1993] E22 N4 W22S4$ N4 E22 S7 E12 N30 W35 S6 W11$ E11 N6 E17 N10$ S10 E18 N21$.

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	100	0	0	520.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,099	
2	0801	ASPHALT A	0	100	22	20	440.00	SF	3.00	3.00	100	1990	1990	3	50	660	
3	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	1990	1990	3	59.5	104	
4	1242	WD DECK A	0	100	0	0	204.00	SF	10.00	10.00	100	2018	2018	3	82	1,673	
5	0819	CONC 12"	0	100	6	3	18.00	SF	9.50	9.50	100	1980	1980	3	32.5	56	
6	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,980	
7	0855	CONC PAVER	0	100	0	0	288.00	SF	7.00	7.00	100	2018	2018	3	97	1,956	
8	0350	CARPORT WD	0	100	22	22	484.00	SF	13.00	13.00	100	2018	2018	3	82	5,159	

LAND DESCRIPTION

TOTAL OB/XF 12,687

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	100	0006	R-1	91.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS