LOT 4
BEACH HAMMOCK PB 5/154

SMITH TIMOTHY F & SCHULTZ-SMITH ELIZABETH A
354 QUAIL ROAD
DELLWOOD, MN 55110

2024

00-00-31-1110-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

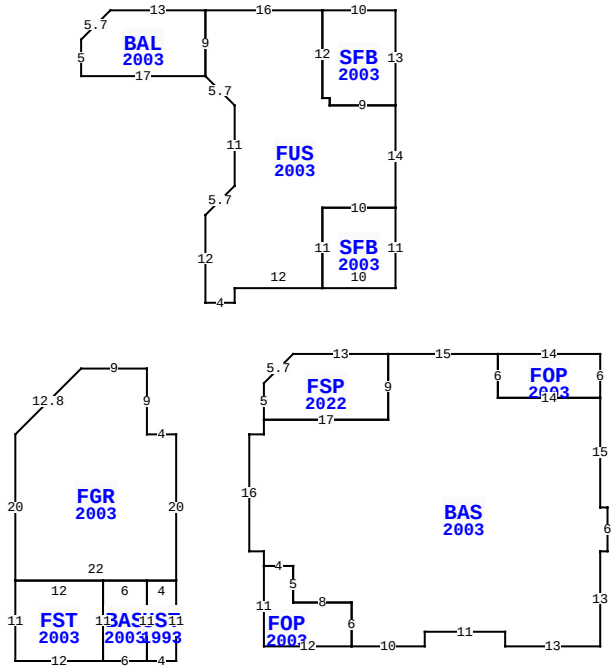
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	145	15	22	6,857
BAS	66	100	66	20,570
BAS	1,527	100	1,527	475,911
FGR	562	55	309	96,304
FOP	84	30	25	7,791
FOP	92	30	28	8,726
FSP	145	40	58	18,077
FST	132	55	73	22,752
FUS	697	100	697	217,230
SFB	110	80	88	27,426
TOTALS	3,733		3,016	939,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,016	210.9413	316.41	954,293	2003	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2024 Heated Area: 2481 HX Base Yr



** This building has 12 Sub-Areas

2796 RACHEAL AVE, 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	939,979
TOTAL MARKET OB/XF VALUE	28,656
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,168,635
SOH/AGL Deduction	0
ASSESSED VALUE	1,168,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,168,635
TOTAL JUST VALUE	1,168,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190528	SCRNENCL	0	09/20/2019
20120335	GAS WATER HEATER	600	03/01/2012
20091770	INCREASE FRONT ST	1,000	12/29/2009
20052091	SHADOWBOX FENCE	1,000	06/28/2005
20033781	30 IRRIGATION HEA	3,000	09/05/2003
20032468	GAS FOR 3 FIXTURE	1,000	02/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/9	4/24/2023	WD	Q	I	01	1,400,000
GRANTOR: BICKNELL E PAUL L/E						
GRANTEE: SMITH TIMOTHY F ET						
2268/0604	3/29/2019	QC	U	I	11	100
GRANTOR: BICKNELL E PAUL & SYL						
GRANTEE: BERRY-SILVERMAN JEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W4 N9 W9 L9 D9 S20 FST=[YR=2003] S11 E12 BAS=[YR=2003] E6 UST=[YR=1993] E4 N11 W4 S11 $ N11 W6 S11 $ N11 W12 $ E22 N20 $ PTR= E10 BAS=[YR=2003] E2 N2 FSP2022 = N5 U4 R4 E13 S9 W17$ E17 N9 E15 FOP=[YR=2003] E14 S6 W14 N6$ S6 E14 S15 E1 S6 W1 S13 W13 N2 W11 S2 W10 FOP=[YR=2003] W12 N11 E4 S5 E8 S6 $ N6 W8 N5W4 N2 W2 N16 $ W10 $ PTR= N20E30 SFB=[YR=2003] N11 FUS=[YR=2003] N14 SFB=[YR=2003] N13 W10 S12 E1 S1 E9 $ W9 N1 W1 N12 W16 BAL=[YR=2003] W13 L4 D4 S5 E17 N9 $ S9 R4 D4 S11 D4 L4 S12 E4N2 E12 N11 E10 $W10 S11 E10 $ W30S20 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0920	CWALL-WD/M	0	0	0	0	168.00	LF	390.00	390.00	100	2003	2003	3	21	13,759	
3	0810	CONCRETE A	0	0	95	10	950.00	SF	6.50	6.50	100	2003	2003	3	83	5,125	
4	0810	CONCRETE A	0	0	0	0	1,067.00	SF	6.50	6.50	100	2003	2003	3	83	5,756	
5	1242	WD DECK A	0	0	7	4	28.00	SF	15.00	15.00	100	2003	2003	3	21	88	
6	1131	REINFR 8	0	0	10	6	60.00	SF	9.45	9.45	100	2003	2003	3	95	539	
7	1242	WD DECK A	0	0	6	5	30.00	SF	10.00	10.00	100	2009	2009	3	40	120	
8	1271	H-SHUTR LC	0	0	0	0	16.00	UT	45.00	45.00	100	2005	2005	3	24	173	
9	0469	VF LATTIC	0	0	0	0	14.00	SF	5.50	5.50	100	2005	2005	3	66	51	

LAND DESCRIPTION

TOTAL OB/XF 28,656

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	0	0003	R-1	100.00	85.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 02/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS