

N50' OF S200' OF LOT 6 & N50'
OF S150' OF LOT 67
IN OR 2185/892

AIKEN JASON W & RACHELLE R
12229 THOROUGHbred ROAD
OAK HILL, VA 20171

2024

00-00-31-114A-0067-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1052.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	957	177,012
FOP	66	30	20	3,699
FOP	128	30	38	7,029
FUS	957	100	957	177,012
PTO	128	5	6	1,110

TOTALS	2,236	1,978	365,861
--------	-------	-------	---------

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	1980
2	0810	CONCRETE A	0	0	21	9	189.00	SF	6.50	6.50	100	1980
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1980
4	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	1980
5	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2004

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000120	C	SFR OCN FT	0		R-2	100.00	290.00	100.00	FF		1.00

REVIEW DATE	01/06/2023	BY	HSA
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,978	167.1978	209.00	413,402	1954	1999	0	0	0	11.50	88.50
1 DUPLEX - 0% - 0												
Heated Area: 1914												
HX Base Yr												
2840 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2024 MLU												

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	0	0	0	300.00	SF	6.50	6.50	100	1980	1980	3	32.5	634	
2	0810	CONCRETE A	0	0	21	9	189.00	SF	6.50	6.50	100	1980	1980	3	32.5	399	
3	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1980	1980	3	32.5	203	
4	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50	6.50	100	1980	1980	3	32.5	418	
5	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	2004	2004	3	84	180	

TOTAL OB/XF												
1,834												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000120	C	SFR OCN FT	0		R-2	100.00	290.00	100.00	FF		1.00

Market:	0
---------	---

Agricultural:	0
---------------	---

Common:	1,402,500
---------	-----------

NASSAU COUNTY PROPERTY												
PAGE 1 of 2												2
VALUATION SUMMARY												
STANDARD												
Tax Group: 2												
Tax Dist:												
BUILDING MARKET VALUE												
611,885												
TOTAL MARKET OB/XF VALUE												
1,834												
TOTAL LAND VALUE - MARKET												
1,402,500												
TOTAL MARKET VALUE												
2,016,219												
SOH/AGL Deduction												
75,959												
ASSESSED VALUE												
1,940,260												
TOTAL EXEMPTION VALUE												
0												
BASE TAXABLE VALUE												
1,940,260												
TOTAL JUST VALUE												
2,016,219												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
1,864,447												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101106	H/AC	2,500	07/07/2010
B0040830	H/AC	3,000	04/28/2004
B0040487	REPAIR/RRF	19,000	03/15/2004
B0034267	REPAIR/RRF	29,000	12/08/2003
E033285	CHNGE SRVC	1,000	06/19/2003
B021868	REPAIR/RRF	4,000	10/31/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/0892	3/23/2018	WD	Q	I	01	1,750,000	
GRANTOR:EUNICE K PRICE LIVING							
GRANTEE:AIKEN JASON W & RAC							
0932/0662	5/15/2000	DG	U	I	06	100	
GRANTOR:PRICE EUNICE B							
GRANTEE:HALEY NANCY & EUNIC							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
PTO=[YR=2004] W16 S8 BAS=[YR=1993] W13 S33 E29 N11												
FOP=[YR=2004] E6 N11 W6 S11\$ N22 W16\$ E16 N8\$ PTR=E20												
FUS=[YR=1993] E13 FOP=[YR=2004] N8 E16 S8 W16\$ E16 S33 W29												
N33 \$ W20\$.												

AIKEN JASON W & RACHELLE R
12229 THOROUGHBRED ROAD
OAK HILL, VA 20171

00-00-31-114A-0067-0070

[illegible]