

LOT 95
IN OR 1689/351
BUCKS FDNA BEACH #1 PB 2/30

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floop	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	2	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	105,316
STP	16	10	2	143
STP	24	10	2	143
TOTALS	1,516		1,480	105,602

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	18.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	110.00	50.00

REVIEW DATE 03/26/2020 BY DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,480	92.8200	116.02	171,710	1946	1946	0	0	38.50	61.50	
1 SNGL FAM - 0% - 0 Heated Area: 1476 HX Base Yr												
41 36 41 28 6 2 4 6 4 4 STP 1993 STP 1993												
BAS 1993												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU												

TOTAL OB/XF												
38												

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38												

Total Acres: 0.00 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		132,080	
TOTAL MARKET OB/XF VALUE		38	
TOTAL LAND VALUE - MARKET		336,000	
TOTAL MARKET VALUE		468,118	
SOH/AGL Deduction		30,813	
ASSESSED VALUE		437,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		437,305	
TOTAL JUST VALUE		468,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		438,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090553	REPAIR/RRF	6,100	05/05/2009
B9610063	REPAIR/RRF	480	09/27/1996
7981	REPAIR/RRF	1,400	11/16/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0351	7/19/2010	QC	U	I	11	100
GRANTOR: BODTKER MAXWELL GORDO						
GRANTEE: DOUGHER KENNETH & M						
0575/1070	8/01/1989	WD	Q	I		85,400
GRANTOR: MORCH CLAUS						
GRANTEE: BODTKER MICHAEL B						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S41 E2 STP=[YR=1993] S4 E4 N4 W4 \$ E28									
STP=[YR=1993] S6 E4 N6 W4 \$ E6 N41 \$.									

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