

SHOWALTER NELSON MATTHEW
2387-B 1ST AV
FERNANDINA BEACH, FL 32034

00-00-31-114B-0006-0060

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 50
Exterior Wall16 WD FR STUC 50
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo14 CARPET 80
Interior Floo11 CLAY TILE 20
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories Units02 WOOD FRAME 100
 2. 100
 0 100
BUD8 Adjustme Occupancy02 DIST FB 100
 00 NONE 100

Quality03 Quality Level 03
DOR CODE0800MULTI-FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	530	100	530	59,236
FOP	25	30	8	894
FUS	530	100	530	59,236
HXB	530	100	530	59,236
HXB	530	100	530	59,236
HXP	25	30	8	894
UOP	36	20	7	783
UOP	36	20	7	783

TOTALS2,2422,150240,295

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND2700012,150108.8780136.10292,615198519850017.8882.12

VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE240,295
TOTAL MARKET OB/XF VALUE3,657
TOTAL LAND VALUE - MARKET270,000
TOTAL MARKET VALUE513,952
SOH/AGL Deduction295,512
ASSESSED VALUE218,440
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE168,440
TOTAL JUST VALUE513,952
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE474,055

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE1985/14476/05/2015QC U I 11100GRANTOR: SHOWALTER NELSON & MA
GRANTEE: SHOWALTER NELSON MA
0796/06006/12/1997WD Q I119,000GRANTOR: COX MARK E & STEPHEN
GRANTEE: SHOWALTER NELSON MA

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W1 N10 W17 BAS=[YR=1993] W17 S10 W1 S20 E13
FOP=[YR=1993] S5 E5 HXP=[YR=1993] E5 N5 W5 S5 \$ N5 W5 \$ E5
N30 \$ S30 E18 N20 \$ PTR= E20 FUS=[YR=1993] E17 HXB=[YR=1993]
E17 S10 E1 S20 W4 UOP=[YR=1993] S4 W9 N4 E9 \$ W14 N30 \$ S30
W5 UOP=[YR=1993] S4 W9 N4 E9 \$ W13 N20 E1 N10 \$ W20 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT UNIT TYPEDTDPHT FACT% CONDD TOT ADJUUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV1000800CMULTI-FAM100RR-260.00115.0060.00FF1.001.001.004,500.004,500.00270,000

EXTRA FEATURES

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATETIMEMLU03/13/2024

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ % CONDOBJ/XF MKT VALUENOTES16.506.501001992199236416624.004.00100199219923642,819310.0010.0010019931993320336410.0010.0010019931993320336

TOTAL OB/XF3,657

REVIEW DATE06/06/2024BYKBATotal Acres: 0.00Total Land Value: 270,000Market: 0Agricultural: 0Common: 270,000PRINTED 08/06/2024 BY SYS