E75 FT OF W150 FT OF N125 FT
OF LOT 72
IN OR 1663/1658

IRREVOCABLE LIVING TRUST FOR ELIZABETH R TRIPLETT/
95 WEST 100 SOUTH STE 210
LOGAN, UT 84321

2024

00-00-31-1180-0072-0030

BUILDING CHARACTERISTICS

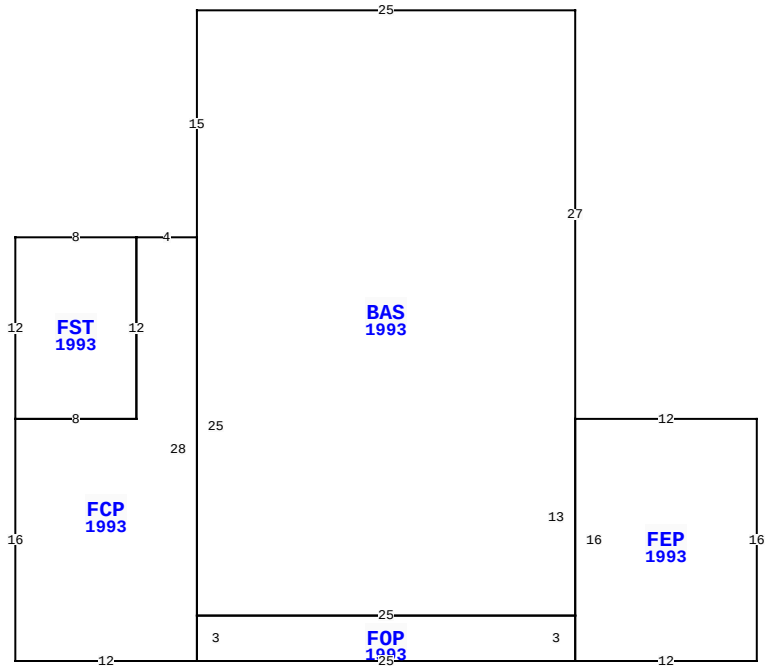
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	89,660
FCP	240	25	60	5,380
FEP	192	80	154	13,808
FOP	75	30	22	1,972
FST	96	55	53	4,752
TOTALS	1,603		1,289	115,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,289	125.4240	119.15	153,584	1962	1990	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr



1908 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,572
TOTAL MARKET OB/XF VALUE	1,151
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	326,723
SOH/AGL Deduction	85,715
ASSESSED VALUE	241,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,008
TOTAL JUST VALUE	326,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081149	REPAIR/RRF	2,504	07/11/2008
20062473	XFOB	2,675	11/06/2006
20062440	REPAIR/RRF	4,370	11/02/2006
8613	REPAIR/RRF	2,300	10/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/1658	2/19/2010	WD	Q	I	01	183,500
GRANTOR: BLALOCK AMELIA C						
GRANTEE: ROBERTS RICHARD N T						
1443/0504	9/08/2006	WD	U	I	01	205,000
GRANTOR: BLALOCK R NEIL						
GRANTEE: BLALOCK AMELIA C						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W12 BAS=[YR=1993] N27 W25 S15 FCP=[YR=1993] W4 FST=[YR=1993] W8 S12 E8N12$ S12 W8 S16E12 FOP=[YR=1993] E25N3W25S3$N28$ S25E25 N13$S16 E12N16$.

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	0	53	10	530.00	SF	6.50	6.50	100	1962	1962	3	20	689	
2	1243	WD DECK F	0	0	11	12	132.00	SF	3.20	3.20	100	2006	2006	3	27	114	
3	0855	CONC PAVER	0	0	2	20	40.00	SF	10.00	10.00	100	2006	2006	3	87	348	

LAND DESCRIPTION

TOTAL OB/XF 1,151

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	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	210,000							

REVIEW DATE 06/16/2020 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 08/06/2024 BY SYS