LOT 4
COOPER TERRACE PB 3/15

SCHMIDT JAN BENDIKSEN/SCHMIDT KATHLEEN ANN
1573 HOLMES LN
MEBANE, NC 27302

2024

00-00-31-1220-0004-0000

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

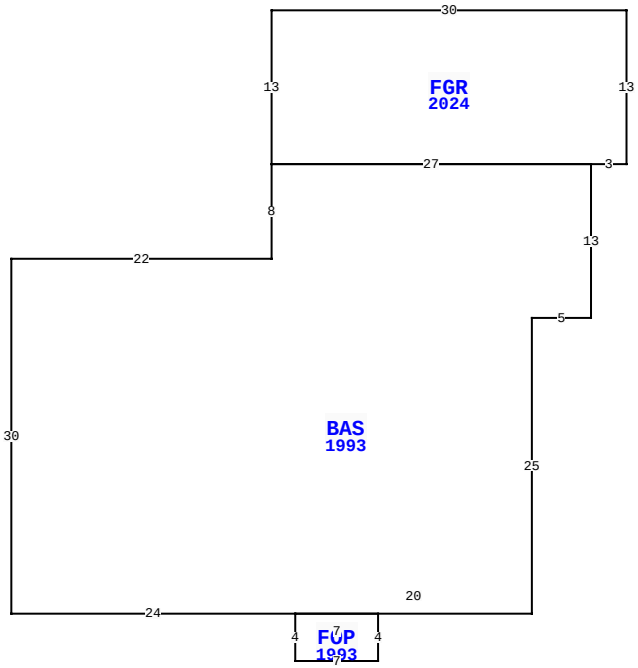
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100	1,561	206,842
FGR	390	55	214	28,357
FOP	28	30	8	1,060
TOTALS	1,979		1,783	236,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,783	111.0000	138.75	247,391	1952	2014	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 0 Heated Area: 1561 HX Base Yr



1521 BEECH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,258
TOTAL MARKET OB/XF VALUE	17,550
TOTAL LAND VALUE - MARKET	250,096
TOTAL MARKET VALUE	503,904
SOH/AGL Deduction	128,453
ASSESSED VALUE	375,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,451
TOTAL JUST VALUE	503,904
NCON VALUE	101,434
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222549	REMODEL	201,190	12/05/2022
991678	REPAIR/RRF	1,900	11/24/1999
8177	SWIM POOL	12,250	03/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2672/1363	9/28/2023	TD	U	I	11	100
GRANTOR: SCHMIDT JAN BENDIKSEN						
GRANTEE: SCHMIDT JAN BENDIKS						
1558/1365	4/01/2008	PR	U	I	01	100
GRANTOR: SCHMIDT THEODORE MASO						
GRANTEE: SCHMIDT THEODORE M						

BUILDING NOTES

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	0861	POOL GUNIT	0	0	25	14	350.00	SF	85.00	85.00	100	1994	1994	3	20	5,950	
2	0845	KOOL DECK	0	0	0	0	627.00	SF	7.25	7.25	100	1994	1994	3	68	3,091	
4	0812	CONCRETE C	0	0	0	0	842.00	SF	4.00	4.00	100	1998	1998	3	75	2,526	
5	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	2001	2001	3	20	260	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2000		100	3,500	
7	0810	CONCRETE A	0	0	0	0	342.00	SF	6.50	6.50	100	2024	2023		100	2,223	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 S8 W22 S30 E24 E20 N25 E5 N13 $
FOP=[YR=1993;ORIG=-25,38] S4 E7 N4 W7 $
FGR=[YR=2024;ORIG=-27,0] E27 E3 N13 W30 S13 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,550

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		R-1	77.00	153.00	77.00	FF	1	1.16	1.00	1.16	2,800.00	3,248.00	250,096							

REVIEW DATE 07/06/2023 BY TW Total Acres: 0.00 Total Land Value: 250,096 Market: 0 Agricultural: 0 Common: 250,096 PRINTED 08/06/2024 BY SYS