

LOT 3
IN OR 1728/1404
FERREIRA REPLAT OF FDNA BEACH

HARRINGTON ANN Q D REVOC TRUST/HARRINGTON ANN Q D
109 KINGFISHER CT
GOOSE CREEK, SC 29445

2024

00-00-31-126B-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	2.	2. 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	73,913
UGR	750	45	338	33,310
TOTALS	1,500		1,088	107,223

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1241	WD DECK G	0	0	0	272.00	UT	17.25	17.25	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,088	105.4700	131.84	143,442	1949	1980	0	0	25.25	74.75
1 SNGL FAM - 0% - 0											
Heated Area: 750											
HX Base Yr											
UGR 1993											
BAS 1993											
933 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 03/24/2014 KK											
LGL DATE 03/20/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,223	
TOTAL MARKET OB/XF VALUE		1,079	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		373,302	
SOH/AGL Deduction		52,956	
ASSESSED VALUE		320,346	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		320,346	
TOTAL JUST VALUE		373,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080802	H/AC	3,150	05/12/2008
20051436	XFOB	3,000	03/21/2005
7041	REPAIR/RRF	460	05/07/1992
5116	REPAIR/RRF	1,575	11/28/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1728/1404	2/15/2011	WD U	I	I	30
GRANTOR: HARRINGTON ANN Q D &					
GRANTEE: HARRINGTON ANN Q D					
0634/0747	8/26/1991	WD U	I	I	01
GRANTOR: QUARTERMAN JESSIE S					
GRANTEE: DUNCAN ANN Q					

BUILDING NOTES											
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BUILDING DIMENSIONS
UGR=[YR=1993] W30 S25 E30 N25 \$ PTR= E15 BAS=[YR=1993] E30 S25 W30 N25 \$ W15 \$.