LOT 13
FOREST HILLS # 1 PB 2/76

SCARBERRY BROOKE
6 ILAN CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

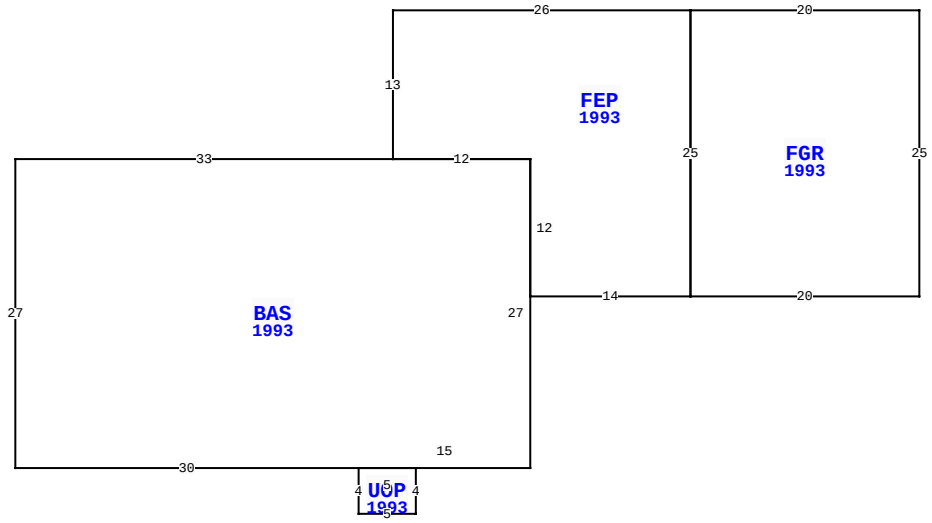
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100	1,215	93,241
FEP	506	80	405	31,081
FGR	500	55	275	21,104
UOP	20	20	4	307
TOTALS	2,241		1,899	145,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	102.9000	97.76	185,646	1954	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2004 Heated Area: 1215 HX Base Yr 2004



6 ILAN CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,732
TOTAL MARKET OB/XF VALUE		1,448
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		372,180
SOH/AGL Deduction		227,346
ASSESSED VALUE		144,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,834
TOTAL JUST VALUE		372,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040238	REPAIR/RRF	6,000	02/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1070	2/14/2024	QC	U	I	11	100
GRANTOR: SCHRANTZ THOMAS C						
GRANTEE: SCARBERRY BROOKE						
2121/0368	5/18/2017	QC	U	I	11	100
GRANTOR: SCHRANTZ THOMAS C						
GRANTEE: SCHRANTZ THOMAS CAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 FEP=[YR=1993] W26 S13 BAS=[YR=1993] W33 S27 E30 UOP=[YR=1993] S4 E5 N4 W5$ E15 N27 W12$ E12 S12 E14 N25$ S25 E20 N25$.

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	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
2	0811	CONCRETE B	0	100	0	0	200.00	SF	5.20	5.20	100	1995	1995	3	70	728	

LAND DESCRIPTION

TOTAL OB/XF 1,448

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	100	0006	R-1	104.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS