LOT 19
IN OR 611 PG 560
FOREST HILLES #1 PB 2/76

LEE TIMOTHY E & KAREN M
707 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0019-0000

BUILDING CHARACTERISTICS

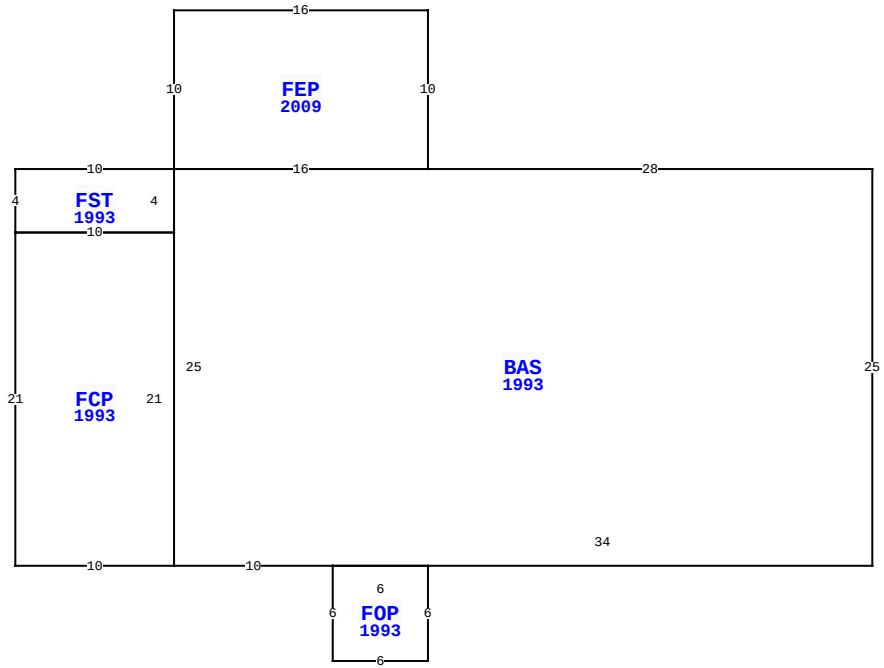
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,100	100	1,100	89,806
FCP	210	25	52	4,245
FEP	160	80	128	10,450
FOP	36	30	11	898
FST	40	55	22	1,796
TOTALS	1,546		1,313	107,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	128.7520	122.31	160,593	1952	1970	0	0	0	33.25	66.75

1 SINGLE FAM – 100% - 0 Heated Area: 1100 HX Base Yr



707 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		107,196
TOTAL MARKET OB/XF VALUE		7,034
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		339,230
SOH/AGL Deduction		242,987
ASSESSED VALUE		96,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,243
TOTAL JUST VALUE		339,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090762	REPAIR/RRF	2,700	06/16/2009
7814	REPAIR/RRF	2,200	07/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0611/0560	11/02/1990	PR	Q	I		51,500

GRANTOR: LIVINGSTON P/R

GRANTEE: LEE TIMOTHY & KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2009] N10 W16 S10 E16$ W16
FST=[YR=1993] W10 S4 FCP=[YR=1993] S21 E10 N21W10$ E10N4$ S25
E10 FOP=[YR=1993] S6 E6 N6W6$ E34 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	0810	CONCRETE A	0	100	0	0	265.00	SF	3.25	3.25	100	1952	1952	3	20	172	
2	1127	BRICK 8"	0	100	3	80	240.00	SF	11.00	11.00	100	1952	1952	3	20	528	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2009	2009	3	40	768	
4	0825	BRICK	0	100	4	4	16.00	SF	12.50	12.50	100	1980	1980	3	73.5	147	
5	0855	CONC PAVER	0	100	0	0	589.00	SF	10.00	10.00	100	2011	2011	3	92	5,419	

LAND DESCRIPTION

TOTAL OB/XF 7,034

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	80.00	121.00	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