LOT 23
FOREST HILLS #1 PB 2/76

BAKER JONATHAN/TEITELBAUM CYNTHIA
612 STANLEY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
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	06	Quality Level 06

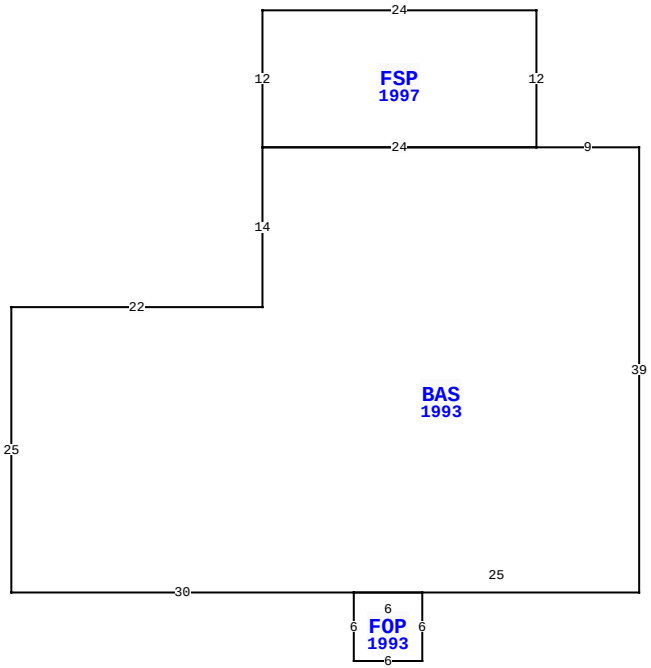
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	1,837	199,030
FOP	36	30	11	1,192
FSP	288	40	115	12,460
TOTALS	2,161		1,963	212,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,963	142.1147	135.01	265,025	1952	2000	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1837 HX Base Yr 2020



612 STANLEY DR, 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		212,683
TOTAL MARKET OB/XF VALUE		1,337
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		489,020
SOH/AGL Deduction		291,691
ASSESSED VALUE		197,329
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,329
TOTAL JUST VALUE		489,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10508B	ADDITION	3,684	05/27/1997
10258B	REPAIR/RRF	3,980	01/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/0047	7/24/2019	WD	Q	I	01	365,000
GRANTOR: STEPHAN BRIAN E & AMB						
GRANTEE: BAKER JONATHAN & CY						
2132/1691	7/10/2017	WD	Q	I	01	310,000
GRANTOR: MCKNEE HOLDINGS LLC						
GRANTEE: STEPHAN BRIAN E & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FSP=[YR=1997] N12 W24 S12 E24$ W24 S14 W22 S25 E30 FOP=[YR=1993] S6 E6 N6 W6$ E25 N39$.

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	296.00	SF	6.50	6.50	100	1952	1952	3	20	385	
2	0940	SHEDS/PORT	0	100	10	15	150.00	SF	30.00	30.00	100	1985	1985	3	20	900	
3	0810	CONCRETE A	0	100	8	5	40.00	SF	6.50	6.50	100	1960	1960	3	20	52	

LAND DESCRIPTION

TOTAL OB/XF 1,337

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	102.00	182.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS