LOT 33
IN OR 1940/155
FOREST HILLS # 1 PB 2/76

LITTLE MATTHEW S
412 STANLEY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

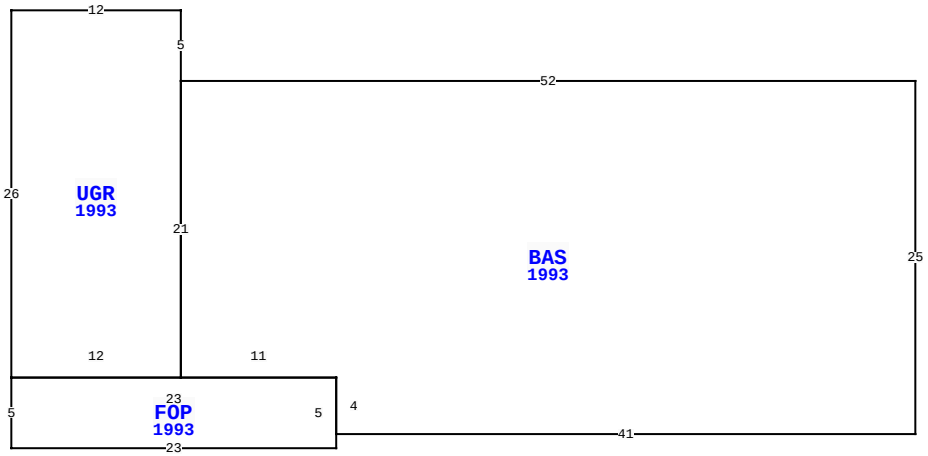
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	70,733
FOP	115	30	34	1,915
UGR	312	45	140	7,884
TOTALS	1,683		1,430	80,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	104.0000	98.80	141,284	1952	1952	0	0	0	43.00	57.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1256 HX Base Yr 2015



412 STANLEY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		80,532
TOTAL MARKET OB/XF VALUE		943
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		306,475
SOH/AGL Deduction		183,815
ASSESSED VALUE		122,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,660
TOTAL JUST VALUE		306,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090675	REPAIR/RRF	2,200	06/01/2009
7903	REPAIR/RRF	2,287	09/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0155	9/29/2014	WD	Q	I	01	112,000
GRANTOR: HORN FAMILY LIVING TR						
GRANTEE: LITTLE MATTHEW S						
1868/1805	7/19/2013	WD	U	I	30	100
GRANTOR: HORN JAMES M SR & JEA						
GRANTEE: HORN JAMES M SR & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 UGR=[YR=1993] N5 W12 S26 FOP=[YR=1993] S5E23N5W23$ E12 N21$ S21 E11S4 E41 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	545.00	SF	6.50	6.50	100	1952	1952	3	20	709	
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1952	1952	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 943

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	90.00	238.00	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