LOT 67
FPU ESMT IN OR 415/320
GA FDNA BEACH SUB PB 2/35

D'ARVILLE DAVID F & MARY JANE
14356 SOMMERVILLE COURT
MIDLOTHIAN, VA 23113

**2024**

**00-00-31-134A-0067-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

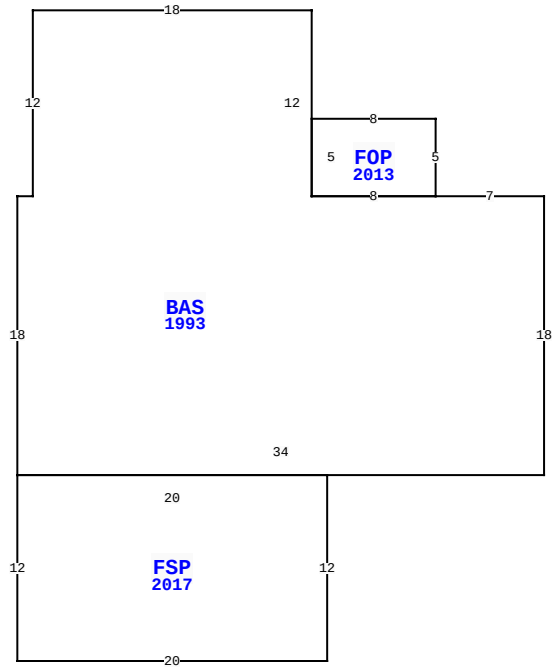
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| 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 | 1050.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 828 | 100 | 828 | 143,875 |
| FOP | 40 | 30 | 12 | 2,086 |
| FSP | 240 | 40 | 96 | 16,681 |
| TOTALS | 1,108 | | 936 | 162,641 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 936 | 133.9200 | 200.88 | 188,024 | 1940 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR CUST – 0% - 2023 Heated Area: 828 HX Base Yr




929 OCEAN AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 162,641 |
| TOTAL MARKET OB/XF VALUE | 4,189 |
| TOTAL LAND VALUE - MARKET | 800,000 |
| TOTAL MARKET VALUE | 966,830 |
| SOH/AGL Deduction | 20,941 |
| ASSESSED VALUE | 945,889 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 945,889 |
| TOTAL JUST VALUE | 966,830 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 859,899 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20131030 | REPAIR/RRF | 25,000 | 05/09/2013 |
| 20090058 | REPAIR/RRF | 7,000 | 01/16/2009 |
| 20080549 | ELEC OTHER | 0 | 04/03/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2566/0070 | 5/26/2022 | WD | Q | I | 01 | 975,000 |
| GRANTOR: BOYD INVESTMENTS LLC | | | | | | |
| GRANTEE: D'ARVILLE DAVID F & | | | | | | |
| 2011/1381 | 8/05/2015 | WD | U | I | 11 | 100 |
| GRANTOR: BOYD W DAVID & CATHER | | | | | | |
| GRANTEE: BOYD INVESTMENTS LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=2013] N5 W8 S5 E8 $ W8 N12 W18 S12 W1 S18 FSP=[YR=2017] S12 E20 N12 W20$ E34 N18$.

## 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 | 1242 | WD DECK A | 0 | 0 | 20 | 12 | 240.00 | SF | 13.00 | 13.00 | 100 | 2013 | 2013 | 3 | 60 | 1,872 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 91.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 546 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 18.00 | LF | 32.00 | 32.00 | 100 | 2013 | 2013 | 3 | 85 | 490 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2013 | 2013 | 3 | 85 | 255 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 9 | 4 | 36.00 | SF | 30.00 | 30.00 | 100 | 2013 | 2013 | 3 | 60 | 648 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 10 | 3 | 30.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 180 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 11 | 3 | 33.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 60 | 198 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,189

| 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 | 000120 | C | SFR OCN FT | 0 | 0002 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 800,000 | | | | | | | |

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS