

SILKUNAS LIVING TRUST/SILKUNAS STEVEN TRUSTEE
1607 DADE ST
FERNANDINA BEACH, FL 32034

00-00-31-1375-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame03MASONRY 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1104.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,1321002,132346,667

FEP2008016026,017

FGR4625525441,301

FOP15330467,479

TOTALS2,9472,592421,465

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10855CONC PAVER010000480.00SF7.007.00100201320133943,158

20855CONC PAVER010000132.00SF7.007.0010020132013394869

30476VF 6 SBPL01000097.00LF32.0032.00100201420143872,700

40470VNYL GATE0100001.00UT300.00300.0010020142014387261

50835QUARY TILE0100216126.00SF10.0010.00100201420143951,197

60855CONC PAVER010012784.00SF7.007.0010020142014395559

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR1000006R-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE08/29/2019BYDJATotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND

0500012,592114.1056171.16443,64720132013005.0095.00

1 SFR CUST - 100% - 2014Heated Area: 2132HX Base Yr 2014

The diagram illustrates the building's footprint with various dimensions and area calculations. The main rectangular section has a width of 28 units and a height of 36 units. A smaller rectangular section at the top left has a width of 20 units and a height of 10 units. A third rectangular section at the bottom left has a width of 10 units and a height of 7 units. The total area is calculated as 28 * 36 = 1008, minus the areas of the two smaller sections (20 * 10 = 200 and 10 * 7 = 70), resulting in 738. This value is multiplied by 2.947 to get the final area of 2132.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE421,465

TOTAL MARKET OB/XF VALUE8,744

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE630,209

SOH/AGL Deduction307,438

ASSESSED VALUE322,771

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE272,771

TOTAL JUST VALUE630,209

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE611,349

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1990/14857/08/2015WD U I 11100

GRANTOR:SILKUNAS STEVEN & BET

GRANTEE:SILKUNAS LIVING TRU

1866/09036/13/2013WD Q I 02305,000

GRANTOR:MAGNOLIA HOMES INC

GRANTEE:SILKUNAS STEVEN & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W28 FEP=[YR=2013] W20 S10 E20 N10\$ S10 W32 S38 E13 N6 E7 FOP=[YR=2013] S7 E19 FGR=[YR=2013] S9 E21 N22 W21 S13\$ N7 W11 N4 W5 S4 W3\$ E3 N4 E5 S4 E11 N6 E21 N36 \$.