

BLOCK 5 LOT 9
IN OR 1435/1115
LAKEWOOD #2 PB 5/136

RANK STEVEN & ELDEM
1925 KESWICK LANE
CONCORD, CA 94518

2024

00-00-31-143A-0005-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	1,529	175,646
FGR	460	55	253	29,063
FOP	12	30	4	459
FOP	65	30	20	2,297
FOP	85	30	26	2,987
TOTALS	2,151		1,832	210,453

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0811	CONCRETE B	0	0	39	19	741.00	SF	5.20	5.20	100	1987	1987	3	52	2,004	
3	0811	CONCRETE B	0	0	44	3	132.00	SF	5.20	5.20	100	1987	1987	3	52	357	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,832	123.8600	154.82	283,630	1987	1987	0	0	25.80	74.20	
1 SNGL FAM - 0% - 0												
Heated Area: 1529												
HX Base Yr												
1611 INVERNESS RD, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0811	CONCRETE B	0	0	39	19	741.00	SF	5.20	5.20	100	1987	1987	3	52	2,004	
3	0811	CONCRETE B	0	0	44	3	132.00	SF	5.20	5.20	100	1987	1987	3	52	357	

TOTAL OB/XF												
4,531												

Total Acres:	0.00	Total Land Value:	175,000	Market:	0	Agricultural:	0	Common:	175,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2				
Tax Dist:					Tax Dist:				
BUILDING MARKET VALUE					210,453				
TOTAL MARKET OB/XF VALUE					4,531				
TOTAL LAND VALUE - MARKET					175,000				
TOTAL MARKET VALUE					389,984				
SOH/AGL Deduction					84,921				
ASSESSED VALUE					305,063				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					305,063				
TOTAL JUST VALUE					389,984				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					336,129				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120506	H/AC	4,400	03/27/2012
20120112	WTR HTR	900	01/23/2012
20120026	UG CATV	0	01/09/2012
4466	NEW CONSTR	38,000	09/09/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1435/1115	8/07/2006	QC	U	I	01	100			
GRANTOR: RANK STEVE M & ELDEM									
GRANTEE: THE STEVEN & ELDEM									
0756/0789	4/09/1996	WD	Q	I		97,700			
GRANTOR: SECRETARY OF VETERANS									
GRANTEE: RANK STEVE M & ELDE									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W13 BAS=[YR=1993] W9 FOP=[YR=1993] W17 S5 E17 N5 \$ S5 W17 N4 W15 S32 E7 N2 E8 FOP=[YR=1993] E4 N3 W4 S3 \$ N3 E4 S3 E2 D2 R2 E7 U2 R2 E2 FGR=[YR=1993] S23 E20 N23 W20 \$ E20 N26 W13 N5 \$ S5 E13 N5 \$.									