BLOCK 5 LOT 19
IN OR 2159/717
LAKEWOOD #3 PB5/193-194

ADAMS DOROTHY C
2301 SUSSEX LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

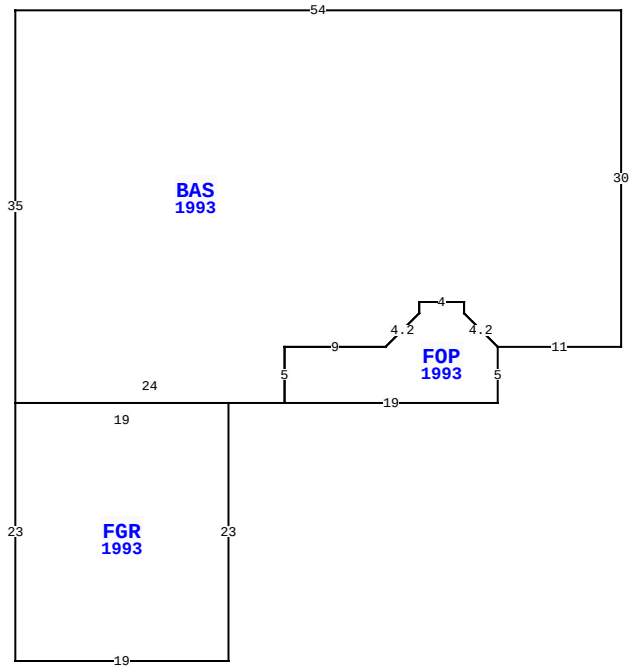
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	215,591
FGR	437	55	240	30,170
FOP	120	30	36	4,526
TOTALS	2,272		1,991	250,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,991	116.6000	145.75	290,188	1988	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2018 Heated Area: 1715 HX Base Yr 2018



2301 SUSSEX LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,287
TOTAL MARKET OB/XF VALUE		6,801
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		432,088
SOH/AGL Deduction		188,118
ASSESSED VALUE		243,970
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		188,970
TOTAL JUST VALUE		432,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120457	WINDOW	17,696	03/20/2012
20111687	REPAIR/RRF	2,200	09/23/2011
20042205	REPAIR/RRF	4,000	11/23/2004
4743	NEW CONSTR	45,000	03/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2159/0717	11/21/2017	WD	Q	I	02	260,000
GRANTOR: BEATY JENNIFER						
GRANTEE: ADAMS DOROTHY C						
0703/0561	4/27/1994	WD	Q	I		96,300
GRANTOR: O'BRIEN JAMES & TINA						
GRANTEE: BEATY CARL & JENNIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S35 FGR=[YR=1993] S23 E19 N23 W19$ E24
FOP=[YR=1993] E19 N5 U3 L3 N1 W4 S1 D3 L3 W9 S5$ N5 E9 U3
R3 N1 E4 S1 D3 R3 E11 N30$.

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	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,921	
2	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1988	1988	3	54.5	648	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	100	28	10	280.00	SF	6.50	6.50	100	1988	1988	3	54.5	992	

LAND DESCRIPTION

TOTAL OB/XF 6,801

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS