

BLOCK 5 LOT 22  
IN OR 1925/1250  
LAKEWOOD #3 PB 5/193 & 194

VERRIER TRACEY H  
2331 SUSSEX DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0220



| BUILDING CHARACTERISTICS |    |
|--------------------------|----|
| ELEMENT                  | CD |
| Exterior Wall            | 05 |
| Exterior Wall            | 21 |
| Roof Structure           | 03 |
| Roof Cover               | 03 |
| Interior Wall            | 05 |
| Interior Floor           | 14 |
| Interior Floor           | 08 |
| Air Condition            | 03 |
| Heating Type             | 04 |
| Bedrooms                 | 3  |
| Bathrooms                | 2  |
| Frame                    | 02 |
| Stories                  | 1. |
| Units                    | 0  |
| Occupancy                | 00 |

|          |      |
|----------|------|
| Quality  | 05   |
| DOR CODE | 0100 |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 01 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1046.00 |
|------------------|---------|

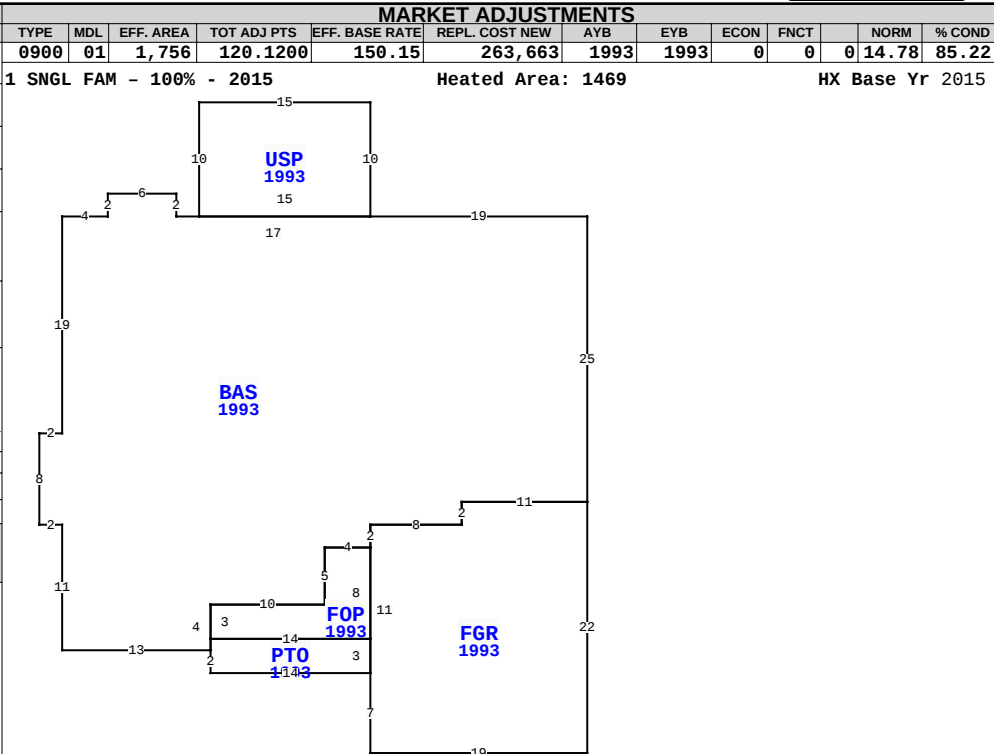
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,469            | 100         | 1,469        | 187,970              |
| FGR       | 402              | 55          | 221          | 28,279               |
| FOP       | 62               | 30          | 19           | 2,431                |
| PTO       | 42               | 5           | 2            | 256                  |
| USP       | 150              | 30          | 45           | 5,758                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,125 | 1,756 | 224,694 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 39 | 16 | 624.00 | SF | 5.20  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 70.00  | SF | 6.50  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 04/24/2019 | BY | DJA |
|-------------|------------|----|-----|



2331 SUSSEX LN, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

03/14/2024 MLU

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 224,694     |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,442       |   |
| TOTAL LAND VALUE - MARKET |  | 175,000     |   |
| TOTAL MARKET VALUE        |  | 402,136     |   |
| SOH/AGL Deduction         |  | 211,217     |   |
| ASSESSED VALUE            |  | 190,919     |   |
| TOTAL EXEMPTION VALUE     |  | 50,000      |   |
| BASE TAXABLE VALUE        |  | 140,919     |   |
| TOTAL JUST VALUE          |  | 402,136     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 347,223     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20130098   | REPAIR/RRF  | 7,000  | 01/14/2013 |
| 7816       | ADDITION    | 1,575  | 07/19/1993 |
| 7575       | NEW CONSTR  | 58,070 | 03/12/1993 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1925/1250                      | 5/30/2014 | WD        | Q   | I   | 01     | 185,000    |
| GRANTOR: SEABROOKE GREGORY L & |           |           |     |     |        |            |
| GRANTEE: VERRIER TRACEY H      |           |           |     |     |        |            |
| 1225/1774                      | 4/28/2004 | WD        | U   | I   | 07     | 100        |
| GRANTOR: FRANZ CHARLES W & FRA |           |           |     |     |        |            |
| GRANTEE: SEABROOKE GREGORY L   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W19 USP=[YR=1993] N10 W15 S10 E15\$ W17 N2 W6 S2 W4 S19 W2 S8 E2 S11 E13 PTO=[YR=1993] S2 E14 FGR=[YR=1993] S7 E19N22 W11 S2 W8 S2 FOP=[YR=1993] W4 S5 W10S3 E14 N8\$ S11\$ N3 W14 S1\$ N4 E10 N5 E4 N2 E8 N2 E11 N25\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 |     | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |     |                   |                           |           |                 |                 |                           |
|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
| REVIEW DATE | 04/24/2019 | BY | DJA | Total Acres: 0.00 | Total Land Value: 175,000 | Market: 0 | Agricultural: 0 | Common: 175,000 | PRINTED 08/06/2024 BY SYS |
|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|