

LOT 53
IN OR 1389/1925
EX ESMT IN OR 610/647

RACKLEY CLAUDE & BARBARA K
1201 HANOVER ST
FREDERICKSBURG, VA 22401

2024

00-00-31-1460-0053-0000



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100	805	103,680
DCK	202	10	20	2,576
DCK	480	10	48	6,182
FGR	407	55	224	28,850
FST	44	55	24	3,091
FST	88	55	48	6,182
FUS	1,344	100	1,344	173,099
UOP	480	20	96	12,364
TOTALS	3,850		2,609	336,024

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	2,442.00	SF	6.50
3	0855	CONC PAVER	0	0	0	0	197.00	SF	10.00
4	0810	CONCRETE A	0	0	0	0	52.00	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	0	0006	R-3	75.00	125.00	75.00

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,609	116.4240	145.53	379,688	1999	1999	0	0	0	11.50
1 SNGL FAM - 0% - 0											
Heated Area: 2149											
HX Base Yr											
1903 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 03/20/2024 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	2,442.00	SF	6.50	6.50	100	1999	1999	3	77	12,222	
3	0855	CONC PAVER	0	0	0	0	197.00	SF	10.00	10.00	100	2006	2006	3	87	1,714	
4	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	1999	1999	3	77	260	

TOTAL OB/XF											17,101		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
R-3	75.00	125.00	75.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	408,000		

Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		336,024	
TOTAL MARKET OB/XF VALUE		17,101	
TOTAL LAND VALUE - MARKET		408,000	
TOTAL MARKET VALUE		761,125	
SOH/AGL Deduction		51,392	
ASSESSED VALUE		709,733	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		709,733	
TOTAL JUST VALUE		761,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		720,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120410	FOUNDATION	24,000	03/13/2012
20101477	REPLACE DUCTWORK	2,200	09/01/2010
20080263	GAS	1,200	02/21/2008
20062197	REPLACE ENTRY DOO	803	09/21/2006
990308	NEW CONSTR	133,324	04/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1925	2/17/2006	WD	Q	I		730,000
GRANTOR: CAUSIER JAMES H						
GRANTEE: RACKLEY CLAUDE & BA						
0763/1915	6/27/1996	WD	Q	V		57,000
GRANTOR: FOSTER PATRICK M						
GRANTEE: CAUSIER JAMES H						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W26 FGR=[YR=1999] W22 S20 FST=[YR=1999] S8									
UOP=[YR=1999] S10 E48 N10 W48\$ E11 N8 W11\$ E19 FST=[YR=1999]									
E4 N11 W4 S11\$ N11 E3 N9\$ S9 E1 S11 W12 S8 E37 N28\$ PTR=E20									
FUS=[YR=1999] E25 DCK=[YR=1999] N6 E7 N4 E16 S10 W23\$ E23 S28									
DCK=[YR=1999] S10 W48 N10 E48\$ W48 N28\$ W20\$.									