LOTS 54 & S25 FT OF 55
IN OR 2303/1912
MIRAMAR BEACH PB 2/61

GIAKAS WILLIAM J & DENISE D
1652 OAKFOREST DRIVE
ROCKFORD, IL 61107

2024

00-00-31-1460-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

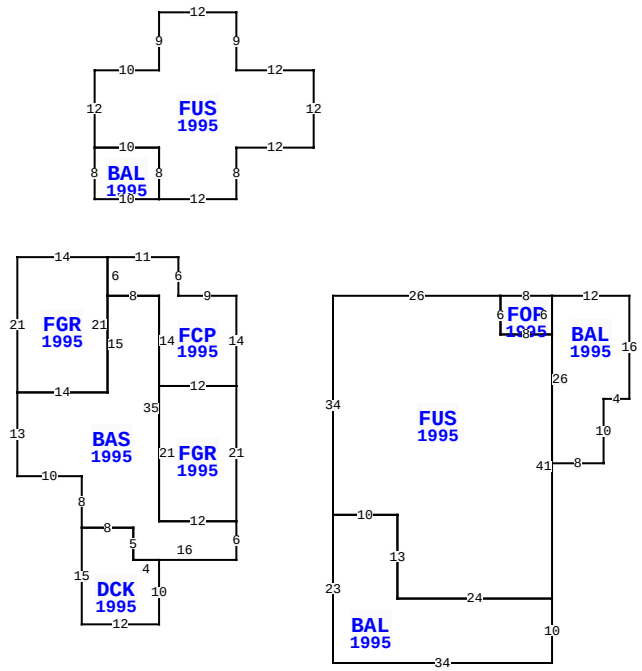
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	80	15	12	1,785
BAL	272	15	41	6,102
BAL	470	15	70	10,417
BAS	594	100	594	88,395
DCK	160	10	16	2,381
FCP	234	25	58	8,631
FGR	252	55	139	20,685
FGR	294	55	162	24,108
FOP	48	30	14	2,083
FUS	612	100	612	91,073
TOTALS	4,436		3,138	466,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,138	109.0200	163.53	513,157	1995	2005	0	0	0	9.00	91.00

1 SFR CUST – 0% - 0 Heated Area: 2626 HX Base Yr



** This building has 11 Sub-Areas

1899 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	466,973
TOTAL MARKET OB/XF VALUE	20,895
TOTAL LAND VALUE - MARKET	512,000
TOTAL MARKET VALUE	999,868
SOH/AGL Deduction	35,863
ASSESSED VALUE	964,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	964,005
TOTAL JUST VALUE	999,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	947,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061861	REMOVE 1 DEAD TRE	0	08/07/2006
20052912	WINDOW & AWNINGS	4,000	10/25/2005
9750	ADDITION	5,000	04/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1912	9/13/2019	WD	Q	I	02	799,000
GRANTOR: FRIEDLANDER SCOTT & B						
GRANTEE: GIAKAS WILLIAM J &						
2164/1999	12/13/2017	SW	U	I	12	452,500
GRANTOR: MASTR ADJUSTABLE RATE						
GRANTEE: FRIEDLANDER SCOTT &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1995] W9 N6 W11 FGR=[YR=1995] W14 S21 BAS=[YR=1995] S13 E10 S8 DCK=[YR=1995] S15 E12 N10 W4 N5 W8 $ E8 S5 E16 N6 FGR=[YR=1995] N21 W12 S21 E12 $ W12 N35 W8 S15 W14 $ E14 N21 $ S6 E8 S14 E12 N14 $ PTR= E15 FUS=[YR=1995] E26 FOP=[YR=1995] E8 BAL=[YR=1995] E12 S16 W4 S10 W8 N26 $ S6 W8 N6 $ S6 E8 S41 BAL=[YR=1995] S10 W34 N23 E10 S13 E24 $ W24 N13 W10 N34 $ W15 $ PTR= N15 FUS=[YR=1995] N8 E12 N12 W12 N9 W12 S9 W10 S12 BAL=[YR=1995] S8 E10 N8 W10 $ E10 S8 E12 $ S15 $.

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	0810	CONCRETE A	0	0	0	0	4,000.00	SF	6.50	6.50	100	1995	1995	3	70	18,200	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 20,895

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	0	0006	R-3	100.00	125.00	100.00	FF		1.00	1.00	0.80	6,400.00	5,120.00	512,000							

REVIEW DATE 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 512,000 Market: 0 Agricultural: 0 Common: 512,000 PRINTED 08/06/2024 BY SYS