LOT 13B
NATURES WALK PB 5/202

SZAROWICZ VIRGINIA
1003 SEAGULL LN
LYNN HAVEN, FL 32444

2024

00-00-31-147L-013B-0000

BUILDING CHARACTERISTICS

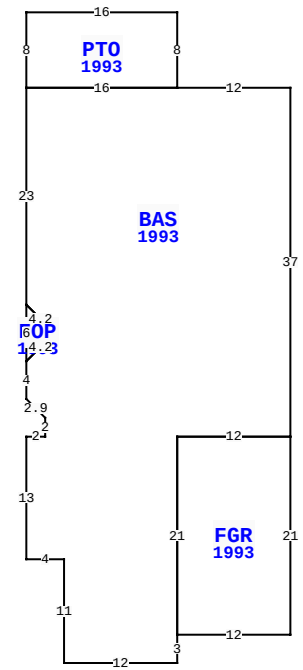
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100	1,361	126,257
FGR	252	55	139	12,895
FOP	9	30	3	279
PTO	128	5	6	557
TOTALS	1,750		1,509	139,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,509	118.4220	112.50	169,762	1989	1989	0	0	0	17.54	82.46

1 TOWNHOUSE - 0% - 0 Heated Area: 1361 HX Base Yr



1126 NATURES WALK CT B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,986
TOTAL MARKET OB/XF VALUE	5,237
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	295,223
SOH/AGL Deduction	26,902
ASSESSED VALUE	268,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,321
TOTAL JUST VALUE	295,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121938	INSTALL 6'VNYL FE	0	09/20/2012
20121009	REPLACE SLIDE DOO	0	06/05/2012
20111865	GROUND LEVEL DECK	0	10/14/2011
20111425	FENCE	1,750	08/18/2011
20111126	RE-ROOF	4,800	07/11/2011
20090708	REPLACE 10 WINDOW	3,691	06/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1688	8/14/2020	WD	Q	I	01	280,000
GRANTOR: STEPHENS JOHN R & ROM						
GRANTEE: SZAROWICZ VIRGINIA						
2113/1282	4/11/2017	QC	U	I	11	100
GRANTOR: STEPHENS JOHN R & ROM						
GRANTEE: STEPHENS MARK R J &						

BUILDING NOTES

EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	790.00	SF	6.50	6.50	100	1989	1989	3	57	2,927	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N8 W16 S8 E16$ W16 S23 FOP=[YR=1993] S6 R3 U3 L3 U3 $ R3 D3 L3 D3 S4 D2 R2 S2 W2 S13 E4 S11 E12 N3 FGR=[YR=1993] E12 N21 W12 S21$ N21 E12 N37$.

LAND DESCRIPTION

TOTAL OB/XF 5,237

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS