

LOT 2
IN OR 1340/861
OCEAN CAY PB 6/166

SCHOFIELD KATHLEEN A
19598 ASPENDALE SQUARE
ASHBURN, VA 20147

2024

00-00-31-152C-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	23 REINF CONC 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	1,813	250,685
FGR	460	55	253	34,982
FOP	89	30	27	3,734
FSP	247	40	99	13,689
FUS	390	100	390	53,925

TOTALS	2,999	2,582	357,015
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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	0819	CONC 12"	0	0	4	7	28.00	SF	9.50
3	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50
4	0810	CONCRETE A	0	0	32	16	512.00	SF	6.50
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00

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	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,582	124.2912	155.36	401,140	2001	2001	0	0	0	11.00	89.00	
1 SNGL FAM - 0% - 0 Heated Area: 2203 HX Base Yr													

2603 PORTSIDE DR, FERNANDINA BEACH				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975		
28.00	SF	9.50	9.50	100	2001	2001	3	80	213		
42.00	SF	6.50	6.50	100	2001	2001	3	80	218		
512.00	SF	6.50	6.50	100	2001	2001	3	80	2,662		
16.00	SF	15.00	15.00	100	2001	2001	3	20	48		
9.00	SF	6.50	6.50	100	2001	2001	3	80	47		
16.00	SF	10.00	10.00	100	2001	2001	3	20	32		

TOTAL OB/XF													
6,195													

Total Acres:	0.00	Total Land Value:	185,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		357,015	
TOTAL MARKET OB/XF VALUE		6,195	
TOTAL LAND VALUE - MARKET		185,000	
TOTAL MARKET VALUE		548,210	
SOH/AGL Deduction		12,837	
ASSESSED VALUE		535,373	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		535,373	
TOTAL JUST VALUE		548,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003068	NEW CONSTR	200,000	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1340/0861	8/09/2005	WD U	I	06	100
GRANTOR: FENNELLY GWENDOLINE M					
GRANTEE: SCHOFIELD KATHLEEN					
1055/1887	5/15/2002	WD U	I	06	100
GRANTOR: SCHOFIELD KATHLEEN					
GRANTEE: SCHOFIELD KATHLEEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W27 FSP=[YR=2001] W13 S19 E13 N19 \$ S19 W13 S45 E11 FOP=[YR=2001] S1 E9 FGR=[YR=2001] S1 E20 N23 W20 S22 \$ N11 W8 S10 W1 \$ E1 N10 E8 N11 E20 N43 \$ PTR= E15 FUS=[YR=2001] E15 S26 W15 N26 \$ W15 \$.									