

LOT 32
IN OR 1965/299
OCEAN CAY PB 6/166

NIEMAN DAVID C & CATHERINE NIXON
312 IVY HILL RD
WEAVERVILLE, NC 28787

2024

00-00-31-152C-0032-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	11 CLAY TILE 30
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	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1081.00
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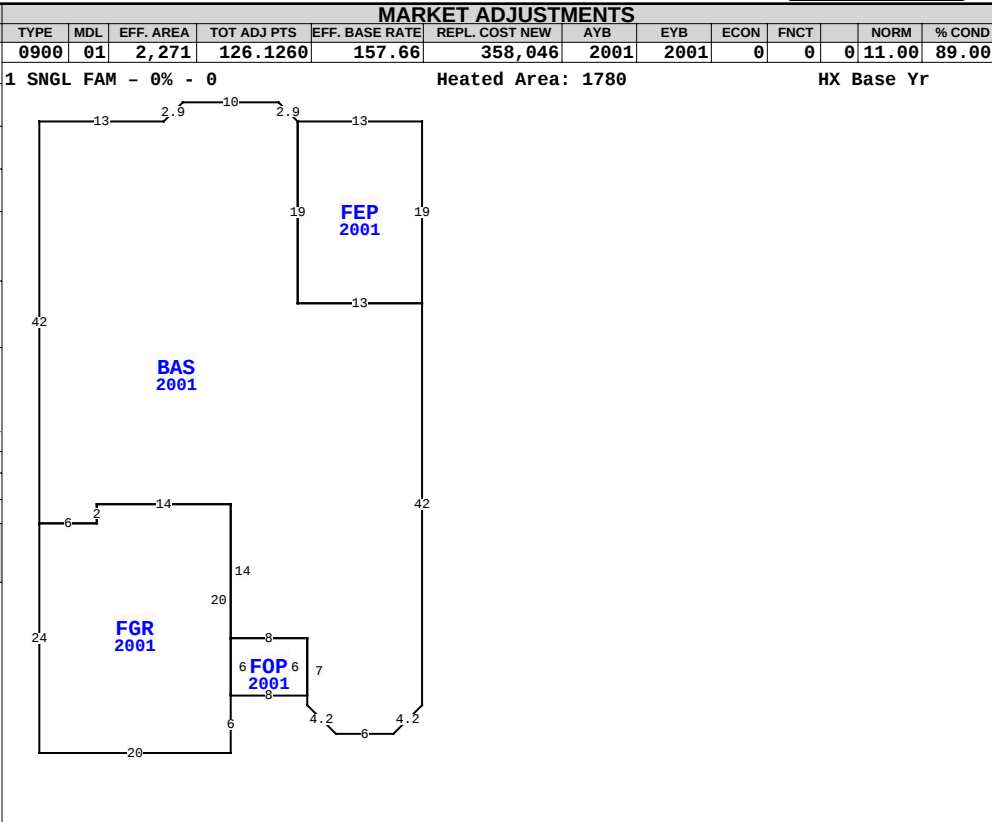
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1,780	249,765
FEP	247	80	198	27,783
FGR	508	55	279	39,148
FOP	48	30	14	1,964

TOTALS	2,583	2,271	318,661
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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	1242	WD DECK A	0	0	4	4	16.00	SF	15.00
3	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50
4	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
5	0819	CONC 12"	0	0	4	4	16.00	SF	9.50
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50
7	0476	VF 6 SBPL	0	0	0	0	6.00	LF	32.00

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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403 GEORGIA AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										7,250		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	1	

Total Acres: 0.00	Total Land Value: 194,250	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			318,661
TOTAL MARKET OB/XF VALUE			7,250
TOTAL LAND VALUE - MARKET			194,250
TOTAL MARKET VALUE			520,161
SOH/AGL Deduction			9,773
ASSESSED VALUE			510,388
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			510,388
TOTAL JUST VALUE			520,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122435	WATER HEATER INST	600	12/03/2012
20100244	H/AC	5,100	02/08/2010
20020366	XFOB	1,000	03/04/2002
2002636	NEW CONSTR	168,000	04/04/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/0299	2/27/2015	WD	Q	I	02	350,000	
GRANTOR: SPROVTSOFF MICHAEL SR							
GRANTEE: NIEMAN DAVID CHRIST							
1304/0827	3/24/2005	WD	Q	I		387,000	
GRANTOR: BURKE NICHOLAS							
GRANTEE: SPROVTSOFF MICHAEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2001] W13 BAS=[YR=2001] L2 U2 W10 D2 L2 W13 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6 \$ N20 W14 S2 W6 \$ E6 N2 E14 S14 E8 S7 R3 D3 E6 U3 R3 N42 W13 N19 \$ S19 E13 N19 \$.									