BLOCK 15 LOT 5 & PT OF LOT 6
IN OR 93/387 & IN OR 591/1090
ENCROACHMENT AGRMT OR 569/1158

MASON MARJORIE L
1418 ANTHONY BRANCH RD
ROBBINSVILLE, NC 28771

2024

00-00-31-1540-0015-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

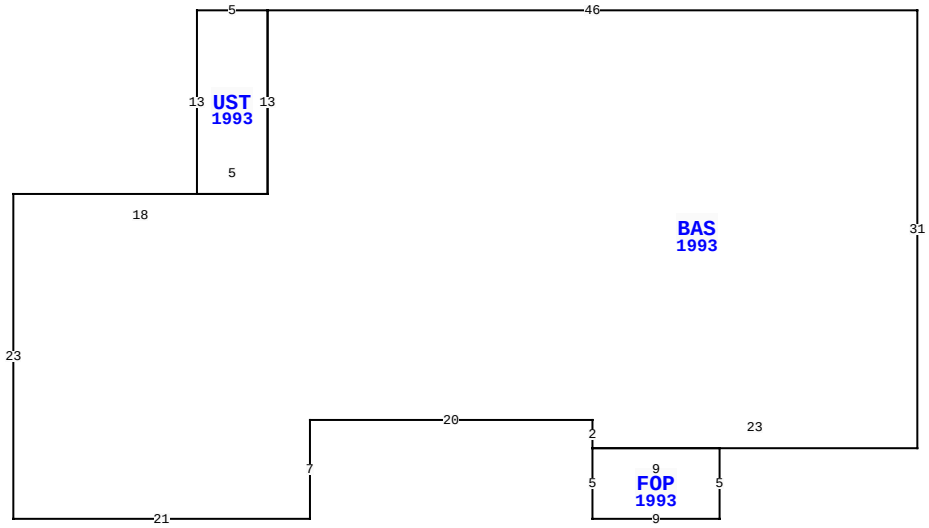
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	1,815	100	1,815	156,881
FOP	45	30	14	1,210
UST	65	45	29	2,506
TOTALS	1,925		1,858	160,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,858	94.0800	117.60	218,501	1956	1985	0	0	0	26.50	73.50

1 SNGL FAM – 0% - 0 Heated Area: 1815 HX Base Yr



891 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	160,598
TOTAL MARKET OB/XF VALUE	5,552
TOTAL LAND VALUE - MARKET	367,200
TOTAL MARKET VALUE	533,350
SOH/AGL Deduction	26,847
ASSESSED VALUE	506,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,503
TOTAL JUST VALUE	533,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5500	ENCLS.CARPORT/RER	15,000	07/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0591/1090	3/02/1990	QC	U	I	10	100
GRANTOR: JOHNSON EUGENE & TED						
GRANTEE: MASON BILL & M						
0093/0387	1/01/1969	TA	U	I		17,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UST=[YR=1993] W5 S13 E5 N13$ S13 W18 S23 E21 N7 E20 S2 FOP=[YR=1993] S5 E9 N5 W9$ E23 N31$.

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	1,450.00	SF	6.50	6.50	100	1985	1985	3	47	4,430	
2	0810	CONCRETE A	0	0	0	0	454.00	SF	6.50	6.50	100	1956	1956	3	20	590	
3	1242	WD DECK A	0	0	19	14	266.00	SF	10.00	10.00	100	1999	1999	3	20	532	

LAND DESCRIPTION

TOTAL OB/XF 5,552

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-1	75.00	95.00	75.00	FF		1.00	1.00	0.77	6,400.00	4,896.00	367,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 367,200 Market: 0 Agricultural: 0 Common: 367,200 PRINTED 08/06/2024 BY SYS