

BLK 16 LOTS 4 & 5
IN OR 714/1706
OCEAN CITY SOUTH PORTION R/P

SHAW RONDA L
PO BOX 815
FERNANDINA BEACH, FL 32035-0815

2024

00-00-31-1540-0016-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 50
Exterior Wall	14 WD SHINGLE 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

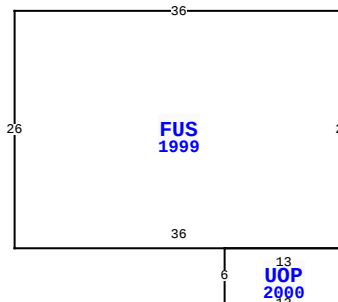
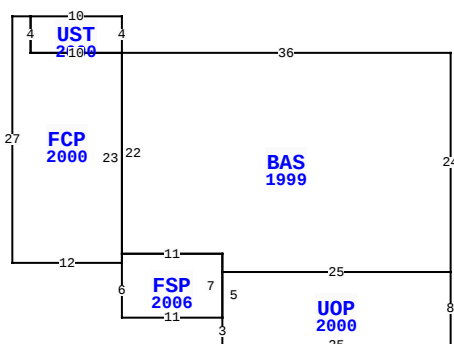
Quality	03	Quality Level 03	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	842	100	842	114,562
FCP	284	25	71	9,661
FSP	77	40	31	4,218
FUS	936	100	936	127,352
UOP	78	20	16	2,177
UOP	200	20	40	5,443
UST	40	45	18	2,449
TOTALS	2,457		1,954	265,861

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	0	0	1,500.00	SF	12.50
2	1242	WD DECK A	0	0	16	50	800.00	SF	10.00
3	1242	WD DECK A	0	0	0	0	398.00	SF	12.50
4	1242	WD DECK A	0	0	10	11	110.00	SF	12.50
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
6	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50
7	0820	WOOD WALK	0	0	3	42	126.00	SF	11.75
8	0820	WOOD WALK	0	100	3	151	453.00	SF	11.75
9	1242	WD DECK A	0	100	3	20	60.00	SF	10.00
10	1242	WD DECK A	0	100	6	11	66.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-1	150.00	88.00	150.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,954	122.9900	153.74	300,408	1945	2000	0	0	11.50	88.50
1 SNGL FAM - 100% - 1995 Heated Area: 1778 HX Base Yr 1995											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		583,468	
TOTAL MARKET OB/XF VALUE		18,901	
TOTAL LAND VALUE - MARKET		591,360	
TOTAL MARKET VALUE		1,193,729	
SOH/AGL Deduction		621,351	
ASSESSED VALUE		572,378	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		522,378	
TOTAL JUST VALUE		1,193,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,132,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990843	HOUSEMVING	20,000	07/15/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0714/1706	9/27/1994	GD	Q	I	
GRANTOR: HINES JOHN P JR GUARD					SALE PRICE
GRANTEE: SHAW RONDA L					105,500

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1999] W36 UST=[YR=2000] N4 W10 FCP=[YR=2000] W2 S27 E12 FSP=[YR=2006] S6 E11 UOP=[YR=2000] S3 E25 N8 W25 S5 \$ N7 W11 S1 \$ N23 W10 N4 \$ S4 E10 \$ S22 E11 S2 E25 N24 \$ PTR= E15 FUS=[YR=1999] E36 S26 UOP=[YR=2000] S6 W13 N6 E13 \$ W36 N26 \$ W15 \$.					

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