LOT 55
OCEAN VIEW ESTATES PB 6/25-26

YURKSHAT JASON & DEBRA
11205 WEDGE DR
RESTON, VA 20190

2024

00-00-31-156E-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

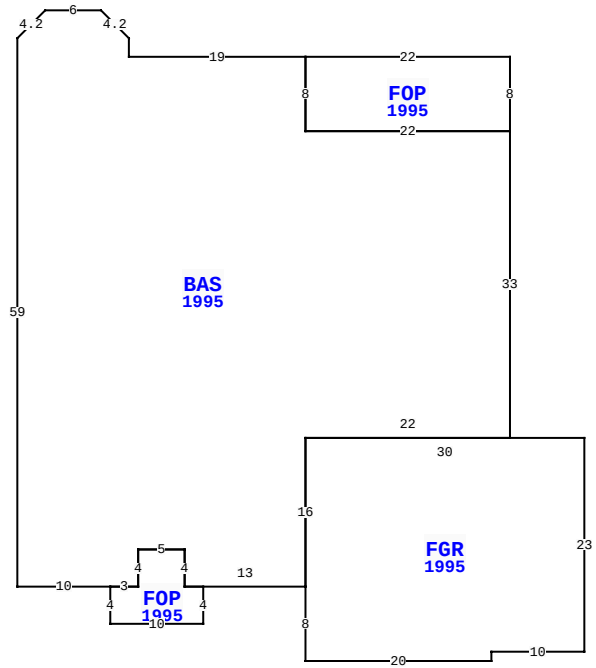
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,524	100	2,524	327,336
FGR	710	55	390	50,579
FOP	60	30	18	2,334
FOP	176	30	53	6,873
TOTALS	3,470		2,985	387,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,985	120.1508	150.19	448,317	1995	1995	0	0	0	13.65	86.35

1 SNGL FAM – 0% - 0 Heated Area: 2524 HX Base Yr



859 ATLANTIC VIEW DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	387,122
TOTAL MARKET OB/XF VALUE	22,950
TOTAL LAND VALUE - MARKET	302,500
TOTAL MARKET VALUE	712,572
SOH/AGL Deduction	108,235
ASSESSED VALUE	604,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,337
TOTAL JUST VALUE	712,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	695,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0364	SCR ENC	12,500	07/16/2024
20120614	REROOF W/30YR SHN	10,700	04/11/2012
20120124	H/AC	500	01/24/2012
20052083	H/AC	3,000	06/27/2005
20051095	REMODEL	1,000	01/24/2005
20051097	MECH OTHER	1,000	01/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/311	5/20/2024	WD	Q	I	01	1,400,000
GRANTOR: HARBISON DENNIS B & R						
GRANTEE: YURKSHAT JASON & DE						
1780/0718	2/08/2012	WD	U	I	12	265,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HARBISON DENNIS B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W22 BAS=[YR=1995] W19 N2 L3 U3 W6 D3 L3 S59 E10FOP=[YR=1995] S4E10 N4 W2 N4 W5 S4 W3 $ E3 N4 E5 S4 E13 FGR=[YR=1995] S8 E20 N1 E10 N23 W30 S16 $ N16 E22 N33 W22 N8 $ S8 E22 N8$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
3	0810	CONCRETE A	0	0	0	0	1,245.00	SF	6.50	6.50	100	1995	1995	3	70	5,665	
4	0810	CONCRETE A	0	0	3	8	24.00	SF	6.50	6.50	100	1997	1997	3	73	114	
5	0861	POOL GUNIT	0	0	9	27	210.00	SF	85.00	85.00	100	1997	1997	3	20	3,570	
6	0845	KOOL DECK	0	0	0	0	713.00	SF	7.25	7.25	100	1997	1997	3	73	3,774	
7	0479	VF PICKET	0	0	0	0	129.00	LF	10.00	10.00	100	2000	2000	3	52	671	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
9	0858	SCULP CONC	0	0	0	0	264.00	SF	13.00	13.00	100	1999	1999	3	93	3,192	
10	0858	SCULP CONC	0	0	76	3	228.00	SF	13.00	13.00	100	1999	1999	3	93	2,757	

TOTAL OB/XF 22,950

LAND DESCRIPTION

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	000134	C	SFR POND	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/06/2024 BY SYS