BLOCK 16 LOTS 13 & 14
OLD TOWN

BART YURI A & RACHEL MONET
10336 CEDAR RUN DR
NOKESVILLE, VA 20181

2024

00-00-31-1580-0016-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

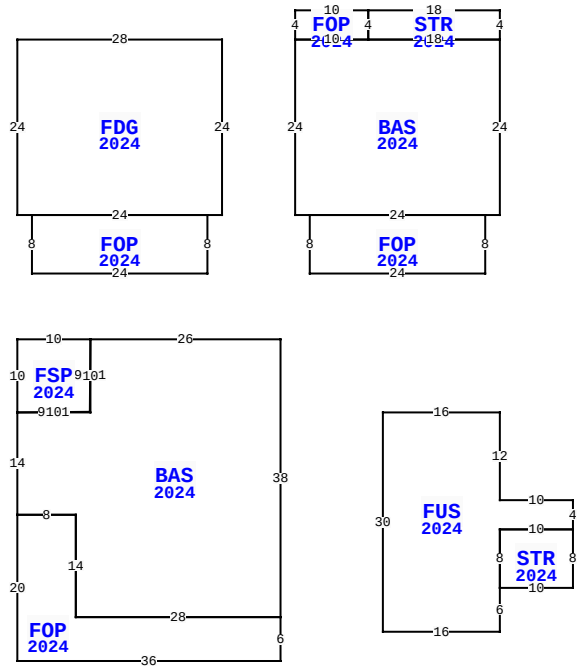
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	223,803
BAS	1,157	100	1,157	385,327
FDG	672	60	403	134,215
FOP	40	30	12	3,996
FOP	192	30	58	19,316
FOP	192	30	58	19,316
FOP	328	30	98	32,638
FSP	100	40	40	13,322
FUS	520	100	520	173,181
STR	72	10	7	2,331
TOTALS	4,025		3,033	1,010,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,033	222.0254	333.04	1,010,110	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2024 Heated Area: 2349 HX Base Yr



** This building has 11 Sub-Areas

1103 SOMERUELUS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,010,110
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	198,050
TOTAL MARKET VALUE	1,208,160
SOH/AGL Deduction	45,808
ASSESSED VALUE	1,162,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,162,352
TOTAL JUST VALUE	1,208,160
NCON VALUE	1,010,110
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2528	CO		11/14/2023
2022-2529	AFU496 COND		12/19/2022
20222528	NEW CONSTR	445,000	12/19/2022
20222529	NEW CONSTR	130,000	12/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1821	12/07/2021	WD	Q	V	01	170,000
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: BART YURI A & RACHE						
2462/0986	5/18/2021	WD	Q	V	02	158,000
GRANTOR: WESTMORELAND BARNEY W						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E26 S38 W28 N14 W8 N14 U0.1R9.11
U9.11R0.1 $
FUS=[YR=2024;ORIG=60,20] E16 S12 E10 S4 W10 S8 S6 W16 N30 $
FOP=[YR=2024;ORIG=10,34] E8 S14 E28 S6 W36 N20 $
FSP=[YR=2024;ORIG=10,10] E10 S10 W10 N10 $
STR=[YR=2024;ORIG=76,36] E10 S8 W10 N8 $
FDG=[YR=2024;ORIG=10,-31] E28 S24 W2 W24 W2 N24 $
FOP=[YR=2024;ORIG=12,-7] E24 S8 W24 N8 $
BAS=[YR=2024;ORIG=48,-31] E10 E18 S24 W2 W24 W2 N24 $
FOP=[YR=2024;ORIG=48,-35] E10 S4 W10 N4 $
STR=[YR=2024;ORIG=58,-35] E18 S4 W18 N4 $
FOP=[YR=2024;ORIG=50,-7] E24 S8 W24 N8 $

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,250.00	4,250.00	198,050							

REVIEW DATE 06/26/2024 BY DJ Total Acres: 0.00 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 08/06/2024 BY SYS