

W 101 FT OF N 183 OUT LOTS 142
IN OR 1924/1628
OUT LOTS

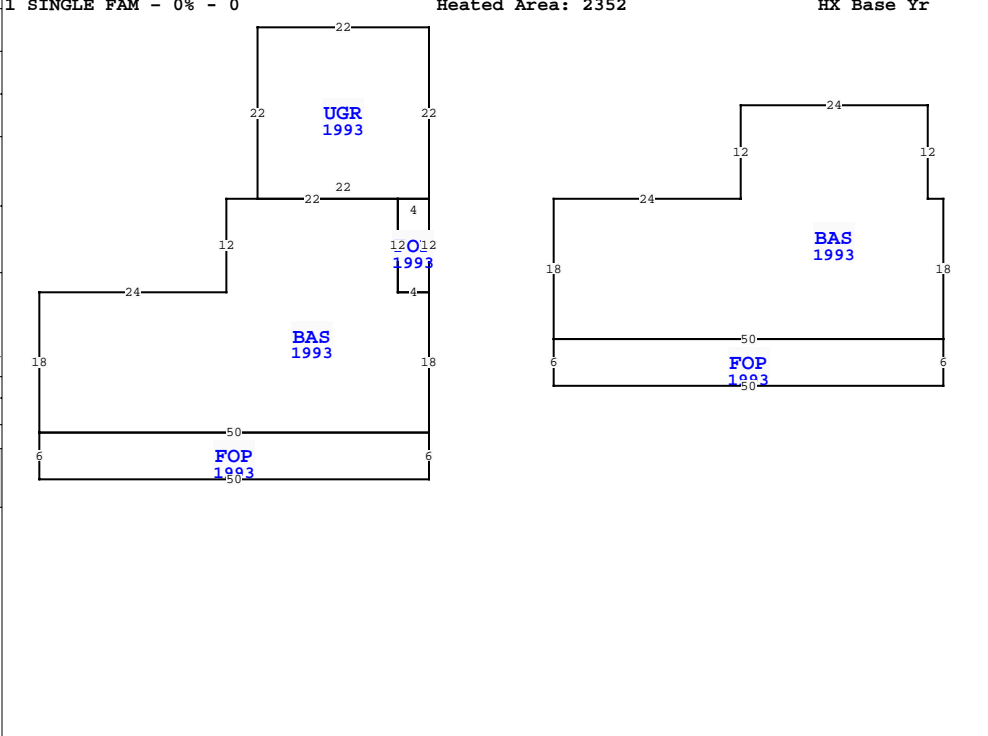
BAKER FLORENCE P
75 ARBOR LANE
PISGAH FOREST, NC 28768

2024

00-00-31-1600-0142-0020

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,764	118.5600	112.63	311,309	1965	1980		0	0	31.50	68.50



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			213,247
TOTAL MARKET OB/XF VALUE			8,718
TOTAL LAND VALUE - MARKET			371,680
TOTAL MARKET VALUE			593,645
SOH/AGL Deduction			163,946
ASSESSED VALUE			429,699
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			429,699
TOTAL JUST VALUE			593,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			491,794

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 0	0 0
2	0811	CONCRETE B	0 0	0 0
3	0825	BRICK	0 0	0 0

1502 ATLANTIC AV, FERNANDINA BEACH

BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/27/2024
INC DATE			AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090045	ELEC OTHER	3,000	01/13/2009
20062208	DEMOLITION	0	09/21/2006
20042374	REPAIR/RRF	4,000	12/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1628	6/06/2014	QC	U	I	11	150,000

GRANTOR: BLALOCK MARTHA P
GRANTEE: BAKER FLORENCE P
1048/1880 4/10/2002 PR U I 01 100
GRANTOR: PARTIN FLORENCE R
GRANTEE: PARTIN FLORENCE R

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=1993] W22 S12 W24 S18 FOP=[YR=1993] S6 E50 N6W50\$ E50 N18 FOP=[YR=1993] N12 UGR=[YR=1993] N22 W22 S22 E22\$ W4 S12E4\$ W4 N12\$ PTR=E20 BAS=[YR=1993] E24 N12 E24 S12 E2 S18 POP=[YR=1993] S6 W50 N6 E50\$ W50 N18\$ W20\$.

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
1	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0811	CONCRETE B	0 0	0 0	980.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,523	
3	0825	BRICK	0 0	0 0	420.00	SF	12.50	12.50	100	1986	1986	3	82	4,305	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	101.00	150.00	101.00	FF	1	1.15	1.00	1.15	3,200.00	3,680.00	371,680							