

LOT 2 (EX S-1)
IN OR 729/165
RED BAY FOREST PB 5/138

AUSTIN DAVID BERT
P O BOX 15602
FERNANDINA BEACH, FL 32035

2024

00-00-31-1616-0002-0000



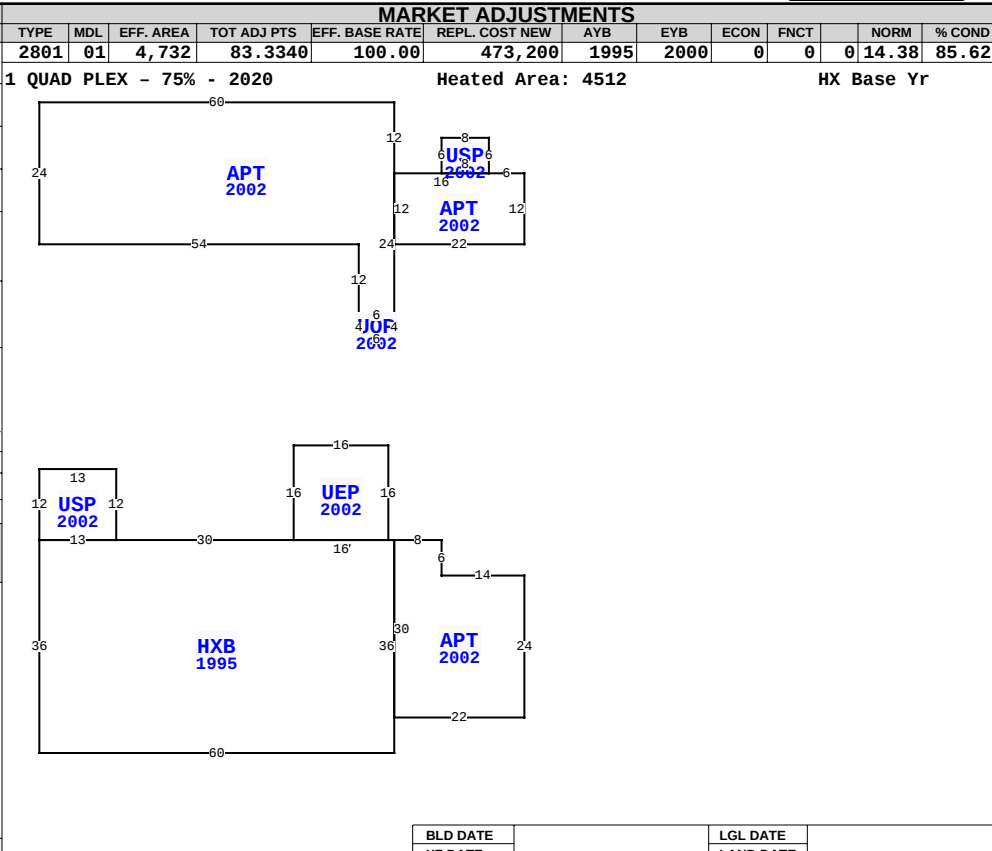
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	12	CEDAR 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	264	100	264	22,604
APT	576	100	576	49,317
APT	1,512	100	1,512	129,457
HXB	2,160	100	2,160	184,939
UEP	256	60	154	13,185
UOP	24	20	5	428
USP	48	30	14	1,199
USP	156	30	47	4,024
TOTALS	4,996		4,732	405,154

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	36	16	576.00	SF	53.90	53.90	100	1994
2	1243	WD DECK F	0 100	6	12	72.00	SF	8.00	8.00	100	2002
3	1241	WD DECK G	0 100	26	4	104.00	UT	11.50	11.50	100	2002
4	1241	WD DECK G	0 100	16	4	64.00	UT	11.50	11.50	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0006	R-1	0.00	0.00	1.20	UT	



TOTAL OB/XF 6,904											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0006	R-1	0.00	0.00	1.20	UT	

TOTAL OB/XF 6,904											
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1	000800	C	MULTI-FAM	100	0006	R-1	0.00	0.00	1.20	UT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						405,154					
TOTAL MARKET OB/XF VALUE						6,904					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						592,058					
SOH/AGL Deduction						174,113					
ASSESSED VALUE						417,945					
TOTAL EXEMPTION VALUE						344,274					
BASE TAXABLE VALUE						73,671					
TOTAL JUST VALUE						592,058					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						565,406					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0005	DEMO SFR	12,000	03/12/2024
20111092	REPAIR/RRF	2,000	07/06/2011
20111090	REPAIR/RRF	250	07/05/2011
8381	GARAGE	2,000	06/13/1994
8361	ADDITION	1,000	06/01/1994
7686	NEW CONSTR	3,000	05/06/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0729/0165	5/05/1995	WD	U	I	06	25,000			
GRANTOR:PARSONS WILLARD & PAT									
GRANTEE:AUSTIN DAVID BERT									
0707/1982	6/24/1994	WD	U	V	06	12,000			
GRANTOR:AUSTIN DAVID BERT 1/2									
GRANTEE:PARSONS WILLARD & P									

BUILDING NOTES											
BUILDING DIMENSIONS											
APT=[YR=2002] W6 USP=[YR=2002] N6 W8 S6 E8 \$ W16											
APT=[YR=2002] N12 W60 S24 E54 S12 UOP=[YR=2002] S4 E6 N4 W6											
\$ E6 N24 \$ S12 E22 N12 \$ PTR= S50W82 USP=[YR=2002] E13 S12											
HXB=[YR=1995] E30 UEP=[YR=2002] N16 E16 S16 W16 \$E17											
APT=[YR=2002] E8 S6 E14 S24 W22N30 \$ S36 W60 N36 E13 \$ W13											
N12 \$ E82N50 \$.											