LOT 17
PHOENIX WALK PB 5/55

TIPPETTS WENDY HAMER/RICHARDS THOMAS EDWARD III
12 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1635-0017-0000

BUILDING CHARACTERISTICS

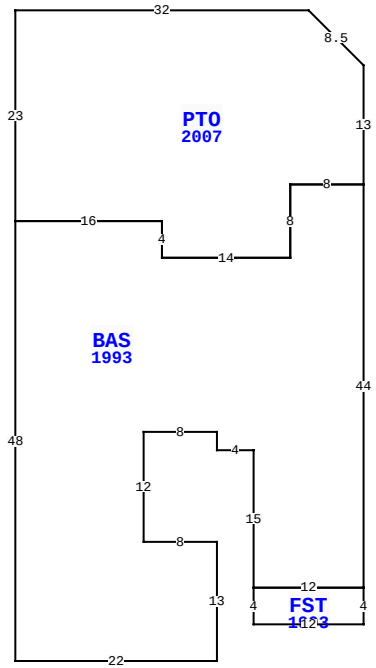
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	189,413
FST	48	55	26	3,249
PTO	880	5	44	5,497
TOTALS	2,444		1,586	198,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,586	162.3728	154.25	244,640	1985	1985	0	0	0	19.00	81.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1516 HX Base Yr 2021



12 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		198,158
TOTAL MARKET OB/XF VALUE		7,633
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		430,791
SOH/AGL Deduction		100,319
ASSESSED VALUE		330,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,472
TOTAL JUST VALUE		430,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003992	REPAIR/RRF	5,000	09/18/2000
8286	REPAIR/RRF	1,500	04/26/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/880	5/15/2024	WD	U	I	11	100
GRANTOR: SCHMIDT ANDREW G						
GRANTEE: TIPPETTS WENDY HAME						
2711/1903	5/15/2024	WD	Q	I	02	650,000
GRANTOR: SCHMIDT ANDREW G						
GRANTEE: TIPPETTS WENDY HAME						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] L6 U6 W32 S23 BAS=[YR=1993] S48 E22 N13 W8 N12 E8 S2 E4 S15 FST=[YR=1993] S4 E12 N4 W12$ E12 N44 W8 S8 W14 N4 W16$ E16 S4 E14 N8 E8 N13$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2002	2002	3	82	2,985	
3	0812	CONCRETE C	0	100	0	0	705.00	SF	4.00	4.00	100	2002	2002	3	82	2,312	
4	1126	CB/STC 8"	0	100	0	0	87.00	SF	8.00	8.00	100	1984	1984	3	44	306	

LAND DESCRIPTION

TOTAL OB/XF 7,633

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	000310	C	TOWNHOUSE2	100		R-1	39.00	103.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS