BLOCK B LOT 11
PIRATES COVE 1 PB 4/6

WYLIE SARA W & PEYTON T
1246 NORTH 4TH ST
PHILADELPHIA, PA 19122

2024

00-00-31-1640-000B-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2637 COUNTESS OF EGMONT ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	250,000
SOH/AGL Deduction	0
ASSESSED VALUE	250,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,000
TOTAL JUST VALUE	250,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0708	AFU	143,663	12/12/2023
2023-0683	3902 COND. SQ FT	670,000	12/12/2023
2024-0044	POOL 33X12	75,000	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2531/0976	1/08/2022	WD	Q	V	02	310,000
GRANTOR: GUYER KARL & KELLEEN						
GRANTEE: WYLIE SARA WEBSTER						
1992/0859	7/20/2015	WD	Q	V	01	125,000
GRANTOR: MARTIN TUCKER & LINDA						
GRANTEE: GUYER KARL & KELLEE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/14/2024 BY HS Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS