LOT 15
SEA CASTLES PB 4/100

ROAN MANAGEMENT LLC
1417 SADLER RD PMB#265
FERNANDINA BEACH, FL 32034

2024

00-00-31-1670-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

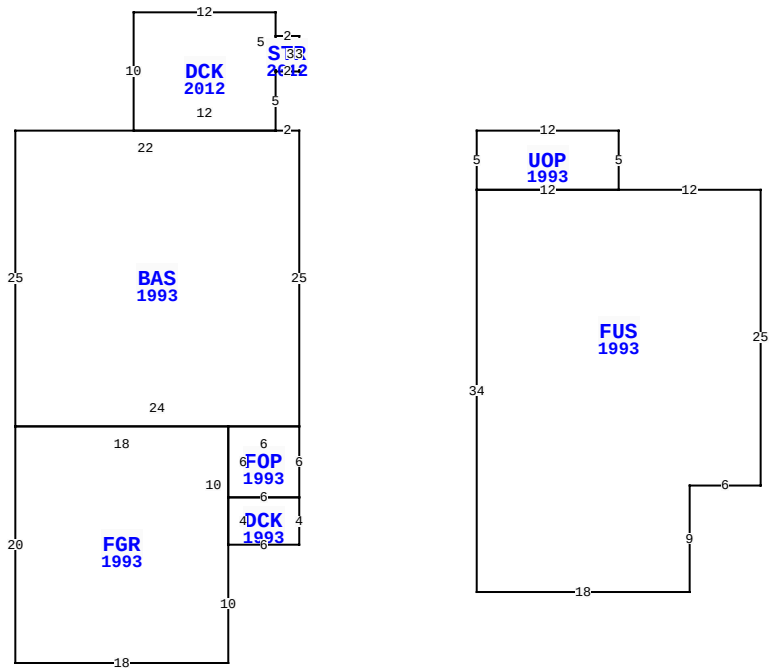
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	66,887
DCK	24	10	2	223
DCK	120	10	12	1,337
FGR	360	55	198	22,073
FOP	36	30	11	1,226
FUS	762	100	762	84,946
STR	6	10	1	111
UOP	60	20	12	1,337
TOTALS	1,968		1,598	178,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,598	144.3341	137.12	219,118	1982	1982	0	0	0	18.70	81.30

1 TOWNHOUSE - 0% - 0 Heated Area: 1362 HX Base Yr



BLD DATE	09/25/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

3165 1ST AV 15, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,143
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	378,143
SOH/AGL Deduction	19,809
ASSESSED VALUE	358,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,334
TOTAL JUST VALUE	378,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/1080	6/15/2021	WD	U	I	30	363,800
GRANTOR: MERGENS ROBERT L JR &						
GRANTEE: ROAN MANAGEMENT LLC						
2471/0565	6/07/2021	WD	U	I	11	100
GRANTOR: MCGILL MATTHEW & JOAN						
GRANTEE: MERGENS ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2012] N5 STR=[YR=2012] E2 N3 W2 S3$ N5 W12 S10 E12$W22 S25 FGR=[YR=1993] S20 E18 N10 DCK=[YR=1993] E6 N4 FOP=[YR=1993] N6 W6 S6 E6$ W6 S4$ N10 W18$ E24 N25$ PTR=E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12$ W12 N5$ W15$.

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	000100	C	SFR	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS