LOT 18
SEA CASTLES PB 4/100

STAM VENTURES LLC
PO BOX 15394
FERNANDINA BEACH, FL 32034

2024

00-00-31-1670-0018-0000

BUILDING CHARACTERISTICS

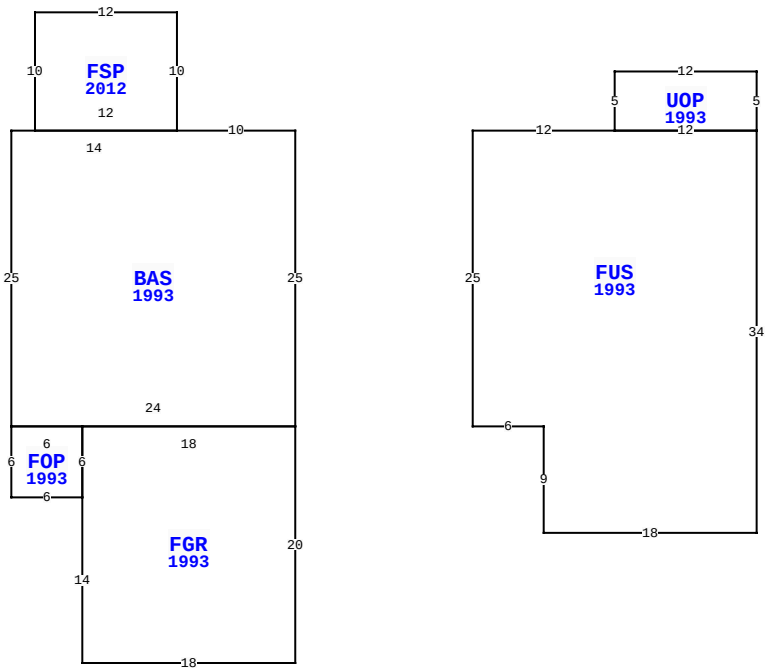
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	67,175
FGR	360	55	198	22,168
FOP	36	30	11	1,231
FSP	120	40	48	5,374
FUS	762	100	762	85,312
UOP	60	20	12	1,343
TOTALS	1,938		1,631	182,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,631	144.3341	137.12	223,643	1983	1983	0	0	0	18.35	81.65

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



3165 1ST AVE 18, FERNANDINA BEACH

BLD DATE	09/25/2012 KK	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	182,605
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	382,605
SOH/AGL Deduction	79,897
ASSESSED VALUE	302,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,708
TOTAL JUST VALUE	382,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111703	ELEC OTHER	500	09/27/2011
20052586	REPAIR/RRF	2,000	08/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1282	2/28/2020	WD	Q	I	01	295,000
GRANTOR: ISLAND WATCHTOWER LLC						
GRANTEE: STAM VENTURES LLC						
2343/1279	2/26/2020	QC	U	I	11	100
GRANTOR: WANG EUGENE & SING YO						
GRANTEE: ISLAND WATCHTOWER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=2012] N10 W12 S10 E12$ W14 S25 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S14 E18 N20 W18 S6 $ N6 W6$ E24 N25$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N5 E12 S5 W12$ E12 S34 W18 N9 W6 N25$ 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