LOT 13
IN OR 2126/149
SEASIDE PB 6/161

HUSAK DUANE A & DEBRA
6244 N. APPLECROSS RD
HIGHLAND HEIGHTS, OH 44143

2024

00-00-31-1679-0013-0000

BUILDING CHARACTERISTICS

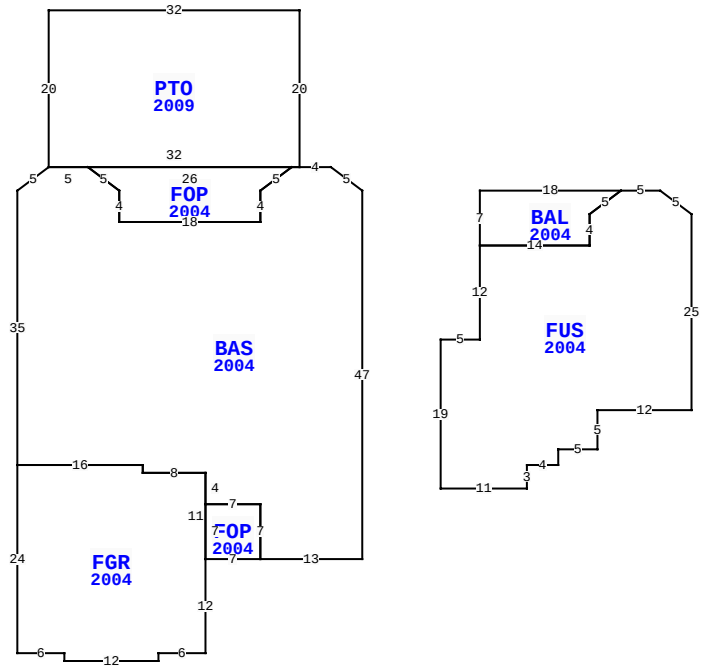
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	104	15	16	2,666
BAS	1,721	100	1,721	286,737
FGR	580	55	319	53,149
FOP	49	30	15	2,500
FOP	138	30	41	6,831
FUS	854	100	854	142,285
PTO	640	5	32	5,331
TOTALS	4,086		2,998	499,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,998	122.7358	184.10	551,932	2004	2004	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 2575 HX Base Yr



493 STARBOARD LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 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	499,498
TOTAL MARKET OB/XF VALUE	19,481
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	743,979
SOH/AGL Deduction	83,915
ASSESSED VALUE	660,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	660,064
TOTAL JUST VALUE	743,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	722,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090723	GAS	280	06/09/2009
20090522	XFOB	7,000	04/28/2009
20040243	ELEC OTHER	2,000	02/12/2004
20033488	NEW CONSTR	175,000	07/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0149	6/06/2017	WD	Q	I	02	430,000
GRANTOR: ABREW JEANNE M						
GRANTEE: HUSAK DUANE A & DEB						
2122/1360	3/16/2017	QC	U	I	11	100
GRANTOR: ABREW JEANNE M & MAZU						
GRANTEE: ABREW JEANNE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L4 U3 W4 PTO=[YR=2009] N20 W32S20E32$ W1 FOP=[YR=2004] W26 D3 R4 S4E18N4 R4 U3 $ D3 L4 S4W18N4 L4 U3 W5 D3 L4 S35 FGR=[YR=2004] S24 E6 S1 E12 N1 E6 N12 FOP=[YR=2004] E7 N7 W7 S7$ N11 W8 N1 W16$ E16 S1 E8 S4 E7 S7 E13 N47$ PTR= E15 BAL=[YR=2004] S7 FUS=[YR=2004] S12W5 S19 E11N3E4N2E5N5E12N25 L4 U3 W5 D3 L4 S4W14$E14N4 R4 U3 W18$ 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
3	0819	CONC 12"	0	0	5	4	20.00	SF	9.50	9.50	100	2004	2004	3	84	160	
4	0855	CONC PAVER	0	0	40	7	280.00	SF	7.00	7.00	100	2009	2009	3	90	1,764	
5	0810	CONCRETE A	0	0	0	0	1,390.00	SF	6.50	6.50	100	2004	2004	3	84	7,589	
6	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2004	2004	3	36	166	
7	1242	WD DECK A	0	0	10	4	40.00	SF	15.00	15.00	100	2004	2004	3	22	132	
8	0911	SCRN RM A	0	0	20	32	640.00	SF	17.50	17.50	100	2009	2009	3	40	4,480	
9	0855	CONC PAVER	0	0	0	0	300.00	SF	7.00	7.00	100	2009	2009	3	90	1,890	

LAND DESCRIPTION

TOTAL OB/XF 19,481

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS