LOT 38
SEASIDE PB 6/161

BALCOF RALPH SEPARATE PROPERTY TRUST/BALCOF RALPH
9360 W FLAMINGO RD STE 110 229
LAS VEGAS, NV 89147

2024

00-00-31-1679-0038-0000

BUILDING CHARACTERISTICS

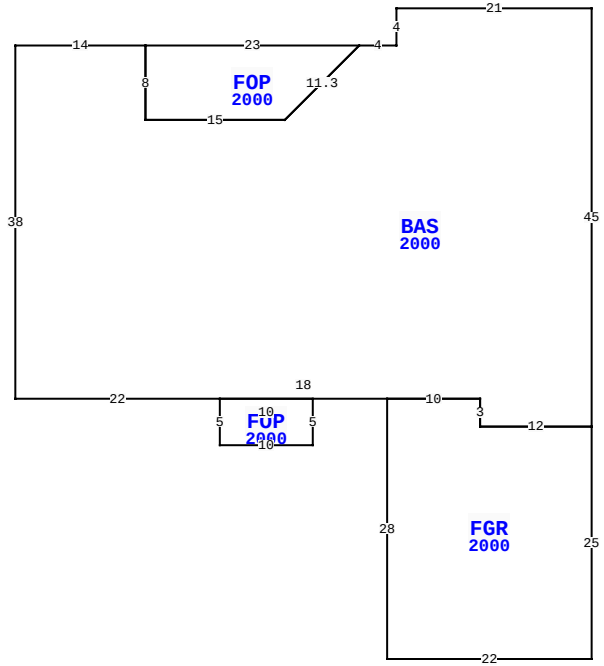
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,324	100	2,324	400,994
FGR	580	55	319	55,042
FOP	50	30	15	2,588
FOP	152	30	46	7,937
TOTALS	3,106		2,704	466,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,704	123.0240	184.54	498,996	2000	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2023 Heated Area: 2324 HX Base Yr



486 CROSSWIND DR, 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	466,561
TOTAL MARKET OB/XF VALUE	27,328
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	718,889
SOH/AGL Deduction	0
ASSESSED VALUE	718,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,889
TOTAL JUST VALUE	718,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	698,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0078	ADD-ON SCREEN	12,500	03/22/2024
20041476	REPAIR/RRF	2,000	08/17/2004
2003209	XFOB	1,940	06/12/2000
2002753	SWIM POOL	15,300	04/19/2000
2002336	NEW CONSTR	149,787	03/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2725/204	6/25/2024	SW	U	I	11	100
GRANTOR: REBB HOLDINGS LLC						
GRANTEE: BALCOF RALPH SEPARA						
2723/1342	6/25/2024	SW	U	I	11	100
GRANTOR: REBB HOLDINGS LLC						
GRANTEE: BALCOF RALPH SEPARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W21 S4 W4FOP=[YR=2000] W23 S8E15 U8 R8 $ D8 L8 W15N8W14S38 E22 FOP=[YR=2000] S5 E10 N5 W10 $ E18
FGR=[YR=2000] S28 E22 N25 W12 N3 W10 $ E10 S3 E12 N45 $.

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	2000	2000	3	84	2,940	
2	0819	CONC 12"	0	0	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180	
3	0810	CONCRETE A	0	0	0	0	1,280.00	SF	6.50	6.50	100	2000	2000	3	79	6,573	
4	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
5	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
6	1242	WD DECK A	0	0	4	4	16.00	SF	15.00	15.00	100	2000	2000	3	20	48	
7	0861	POOL GUNIT	0	0	12	29	348.00	SF	85.00	85.00	100	2000	2000	3	25	7,395	
8	0845	KOOL DECK	0	0	0	0	513.00	SF	14.50	14.50	100	2000	2000	3	79	5,876	
9	0910	SCRN RM L	0	0	21	41	861.00	SF	15.00	15.00	100	2000	2000	3	20	2,583	
10	0825	BRICK	0	0	17	14	238.00	SF	6.25	6.25	100	2000	2000	3	94	1,398	

TOTAL OB/XF 27,105

LAND DESCRIPTION

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	0003	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 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

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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
11	1076	TRELLIS A	0	0	17	14	238.00	SF	3.75	3.75	100	2000	2000	3	25	223	
12	7080	SOUND SYS	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	0	

LAND DESCRIPTION

TOTAL OB/XF 223

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

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