

W'LY 47.5' OF LOTS 5 6 & 7
TOGETHER WITH THE S'LY 2.0' OF
LOT 4 BLOCK 19

BROWN JULIE DOUGHERTY
3351 1ST AVE #B
FERNANDINA BEACH, FL 32034

2024

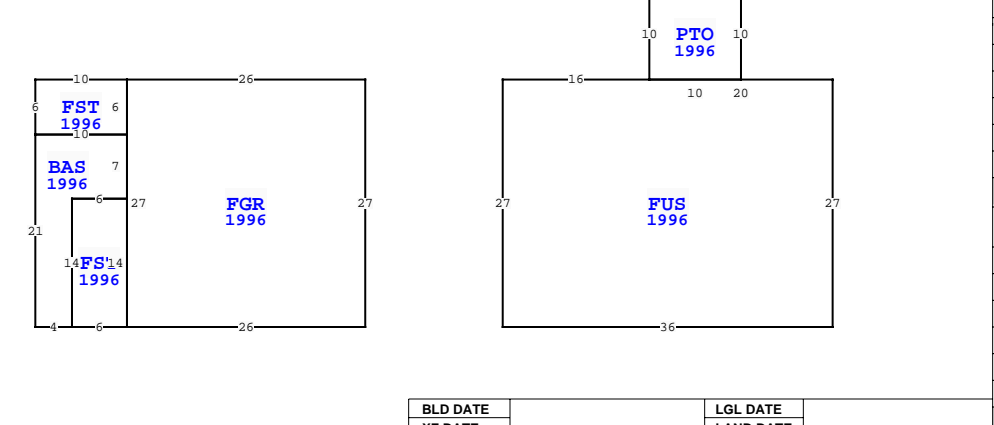
00-00-31-1680-0019-0052

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0320	11	2,497	143.9539	136.76	341,490	1996	1996	0	0	0	13.50	86.50		
1 TOWNHOUSE - 100% - 2005														
Heated Area: 1998														
HX Base Yr 2005														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,389	
TOTAL MARKET OB/XF VALUE		4,011	
TOTAL LAND VALUE - MARKET		173,250	
TOTAL MARKET VALUE		472,650	
SOH/AGL Deduction		254,071	
ASSESSED VALUE		218,579	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,579	
TOTAL JUST VALUE		472,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,413	

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	126	14,906
FGR	702	55	386	45,662
FOP	96	30	29	3,431
FST	60	55	33	3,904
FST	84	55	46	5,442
FUS	900	100	900	106,468
FUS	972	100	972	114,985
PTO	100	5	5	592
TOTALS	3,040		2,497	295,389



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121513	ROOF	4,000	07/26/2012
B958818	NEW CONSTR	156,725	01/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1259	7/14/2004	WD	Q	I		280,000
GRANTOR: SEVERANCE ROBERT & ME						
GRANTEE: DOUGHERTY JULIE						
1097/1889	12/02/2002	TD	Q	I		149,000
GRANTOR: ZENKO MICHELLE M TRUS						
GRANTEE: SEVERANCE ROBERT D						

EXTRA FEATURES																			
L N	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	0810	CONCRETE A	0	100	0	0			809.00	SF	6.50	6.50	100	1996	1996	3	72	3,786	
2	0810	CONCRETE A	0	100	12	4			48.00	SF	6.50	6.50	100	1996	1996	3	72	225	

TOTAL OB/XF													
4,011													

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1996] W26 FST=[YR=1996] W10 S6 BAS=[YR=1996] S21 E4													
FST=[YR=1996] E6 N14 W6 S14\$ N14 E6 N7 W10\$ E10 N6\$ S27 E26													
N27\$ PTR= E15 FUS=[YR=1996] E16 PTO=[YR=1996] N10 E10 S10													
W10\$ E20 S27 W36 N27\$ W15\$ PTR=N15 FUS=[YR=1996] N27 E12													
FOP=[YR=1996] N2 E12 S8 W12 N6\$ S6 E12 N6 E12 S27 W36\$ S15 \$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-2	77.00	47.00	77.00	FF		1.00	1.00	0.50	4,500.00	2,250.00	173,250							