

BLOCK 19 S13.75 FT OF LOT 9 &
ALL OF LOT 10
IN OR 1591/1507

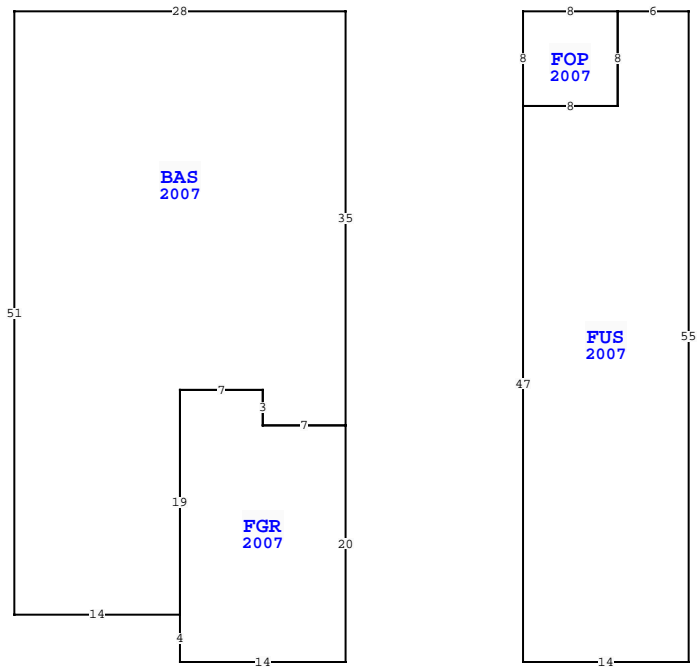
LEVEE RICHARD W & VIRGINIA A
3373 1ST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0019-0091

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
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
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
BAS	1,183	100	1,183
FGR	301	55	166
FOP	64	30	19
FUS	706	100	706
TOTALS	2,254		2,074
			275,298

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 100%	- 2022									Heated Area: 1889	HX Base Yr 2022



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			275,298
TOTAL MARKET OB/XF VALUE			5,997
TOTAL LAND VALUE - MARKET			239,400
TOTAL MARKET VALUE			520,695
SOH/AGL Deduction			93,004
ASSESSED VALUE			427,691
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			377,691
TOTAL JUST VALUE			520,695
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1507	11/03/2008	WD	Q	I		321,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: LEVEE RICHARD W & V						
1396/1553	3/17/2006	QC	U	I	06	100
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: NASSAU RURAL PROPER						

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	0855	CONC PAVER	0	100	0	374.00	SF	10.00	10.00	100	2007	2007	3	88	3,291	
2	0855	CONC PAVER	0	100	0	297.00	SF	10.00	10.00	100	2007	2007	3	88	2,614	
3	0810	CONCRETE A	0	100	4	16.00	SF	6.50	6.50	100	2007	2007	3	88	92	
														TOTAL OB/XF	5,997	

BUILDING NOTES			

BUILDING DIMENSIONS
BAS=[YR=2007] W28 S51 E14 FGR=[YR=2007] S4 E14 N20 W7 N3 W7 S19\$ N19 E7 S3 E7 N35\$ PTR=E15 FOP=[YR=2007] E8 FUS=[YR=2007] E6 S55 W14 N47 E8 N8\$ S8 W8 N8\$ W15\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	38.00	100.00	38.00	FF		1.00	1.00	1.40	4,500.00	6,300.00	239,400							