

BLOCK 1 N1/2 LOT 12
IN OR 809/868
SOUTH BEACH PB 3/11

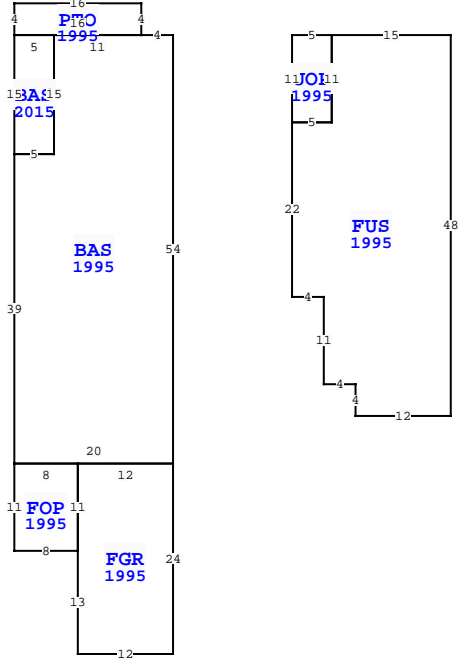
RAWLS SAMUEL TIMOTHY & ROBIN B
3008 S FLETCHER AVE #A
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0001-0121

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,005	100	1,005
BAS	75	100	75
FGR	288	55	158
FOP	88	30	26
FUS	829	100	829
PTO	64	5	3
UOP	55	20	11
TOTALS	2,404		2,107
			235,575

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2016		273,130	1995	1995	0	0	13.75	86.25
Heated Area: 1909						HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		235,575	
TOTAL MARKET OB/XF VALUE		9,059	
TOTAL LAND VALUE - MARKET		536,250	
TOTAL MARKET VALUE		780,884	
SOH/AGL Deduction		238,668	
ASSESSED VALUE		542,216	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		492,216	
TOTAL JUST VALUE		780,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		708,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150399	ADDITION	21,000	02/15/2015
20110952	REPAIR/RRF	6,800	06/13/2011
B958911	SWIM POOL	13,000	02/28/1995
B958868	NEW CONSTR	200,000	02/15/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0868	10/10/1997	WD	Q	I		250,000
GRANTOR: JUMP JEFFREY SCOTT &						
GRANTEE: RAWLS SAMUEL TIMOTH						
0734/1520	7/25/1995	WD	Q	I		229,900
GRANTOR: RANDY PARR CONSTRUCTI						
GRANTEE: JUMP JEFFREY SCOTT						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1995] W4 PTO=[YR=1995] N4 W16 S4 BAS=[YR=2015] S15 E5 N15 W5 \$ E16 \$ W11 S15W5 S39 FOP=[YR=1995] S11 E8 FGR=[YR=1995] S13 E12 N24 W12 S11 \$ N11 W8 \$E20 N54 \$ PTR=E15 UOP=[YR=1995] E5 FUS=[YR=1995] E15 S48 W12 N4 W4 N11 W4 N22 E5 N11 \$ S11 W5 N11 \$ W15 \$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	100	0	858.00	SF	5.20	5.20	100	1995	1995	3	70	3,123	
3	0810	CONCRETE A	0	100	17	85.00	SF	6.50	6.50	100	1995	1995	3	70	387	
4	0861	POOL GUNIT	0	100	0	80.00	SF	85.00	85.00	100	1995	1995	3	20	1,360	
5	0845	KOOL DECK	0	100	0	170.00	SF	7.25	7.25	100	1995	1995	3	70	863	
6	0820	WOOD WALK	0	100	0	133.00	SF	11.75	11.75	100	1995	1995	3	40	625	
7	1242	WD DECK A	0	100	0	3.00	SF	10.00	10.00	100	1995	1995	3	20	6	
TOTAL OB/XF															9,059	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100		R-3	25.00	350.00	25.00	FF		1.00	1.00	1.30	16,500.00	21,450.00	536,250							