S-19 OF TRACT A
IN OR 2377/414
SOUTH BEACH PB 3/11

FULL TIME PROPERTIES LLC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702-4399

2024

00-00-31-1720-000A-0190

BUILDING CHARACTERISTICS

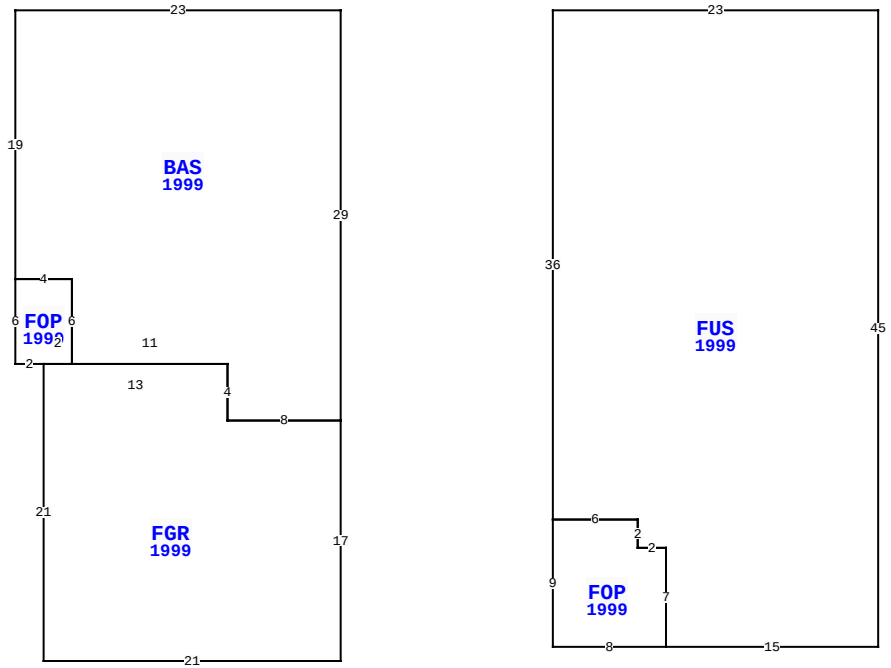
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	583	100	583	73,373
FGR	409	55	225	28,317
FOP	24	30	7	881
FOP	68	30	20	2,517
FUS	967	100	967	121,701
TOTALS	2,051		1,802	226,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,802	149.9520	142.45	256,695	1999	1999	0	0	0	11.65	88.35

1 TOWNHOUSE - 0% - 0 Heated Area: 1550 HX Base Yr



3053 1ST AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 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	226,790
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	301,500
TOTAL MARKET VALUE	532,490
SOH/AGL Deduction	15,032
ASSESSED VALUE	517,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,458
TOTAL JUST VALUE	532,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0414	6/25/2020	QC	U	I	11	100
GRANTOR: VANNOSTRAN CHARLES M						
GRANTEE: FULL TIME PROPERTIE						
2348/0362	3/19/2020	WD	Q	I	01	400,000
GRANTOR: NICEWONGER RALPH EDWA						
GRANTEE: VANNOSTRAN CHARLES						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	713.00	SF	6.50	6.50	100	1999	1999	3	77	3,569	
2	0810	CONCRETE A	0	0	0	0	126.00	SF	6.50	6.50	100	1999	1999	3	77	631	

BUILDING DIMENSIONS

BAS=[YR=1999] W23 S19 FOP=[YR=1999] S6 E2 FGR=[YR=1999] S21 E21 N17 W8 N4 W13 $ E2 N6 W4 $ E4 S6 E11 S4 E8 N29 $ PTR= E15 FUS=[YR=1999] E23 S45 W15 FOP=[YR=1999] N7 W2 N2 W6 S9 E8 $ N7 W2 N2 W6 N36 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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-2	67.00	89.00	67.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	301,500							

REVIEW DATE 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 301,500 Market: 0 Agricultural: 0 Common: 301,500 PRINTED 08/06/2024 BY SYS