LOT 5
SURF UNIT TWO-REPLAT PBK 8/269

GOPHER TORTOISE HOMES LLC
4812 SPOTTED HORSE DR
COLORADO SPRINGS, CO 80923

2024

00-00-31-1742-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

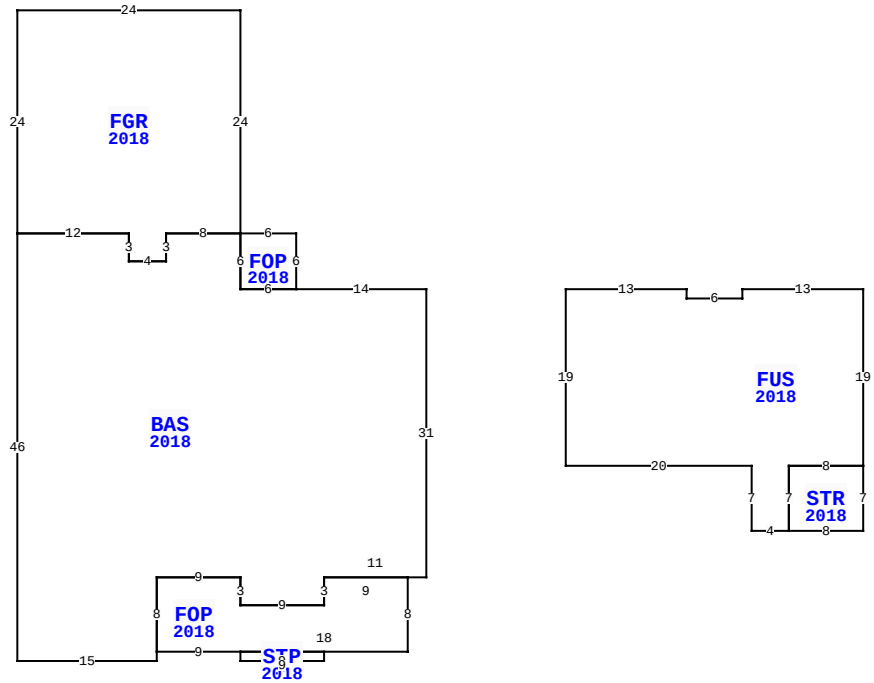
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1044.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	270,943
FGR	588	55	323	52,783
FOP	36	30	11	1,797
FOP	189	30	57	9,315
FUS	630	100	630	102,952
STP	9	10	1	164
STR	56	10	6	981
TOTALS	3,166		2,686	438,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,686	111.1680	166.75	447,890	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 0% - 0 Heated Area: 2288 HX Base Yr



3260 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	438,932
TOTAL MARKET OB/XF VALUE	5,255
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	744,187
SOH/AGL Deduction	0
ASSESSED VALUE	744,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	744,187
TOTAL JUST VALUE	744,187
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	724,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173081	CO ISSUED	0	09/12/2018
20173081	NEW CONSTR	297,195	10/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/0633	3/24/2021	QC	U	I	11	100
GRANTOR: REYNOLDS DEBORAH J &						
GRANTEE: GOPHER TORTOISE HOM						
2282/0539	6/12/2019	WD	Q	I	01	625,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: BARR MICHAEL & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] N6 W6 FGR=[YR=2018] N24 W24 S24 E12 S3 E4 N3 E8$ S6 E6$ W6 N6 W8 S3 W4 N3 W12 S46 E15 N1 FOP=[YR=2018] E9 STP=[YR=2018] S1 E9 N1 W9$ E18 N8 W9 S3 W9 N3 W9 S8$ N8 E9 S3 E9 N3 E11 N31$ PTR=E15 FUS=[YR=2018] E13 S1 E6 N1 E13 S19 STR=[YR=2018] S7 W8 N7 E8$ W8 S7W4 N7 W20 N19$ W15 $.

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	0855	CONC PAVER	0	0	0	0	698.00	SF	7.00	7.00	100	2018	2018	3	97	4,739	
2	0855	CONC PAVER	0	0	0	0	76.00	SF	7.00	7.00	100	2018	2018	3	97	516	

LAND DESCRIPTION

TOTAL OB/XF 5,255

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/10/2024 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS