BLOCK 22 LOTS 12 13
IN OR 836/229
CITY OF FDNA BEACH

HANAWALT LINDA
3470 LAUREL CREEK
BANNER ELK, NC 28604

2024

00-00-31-1800-0022-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

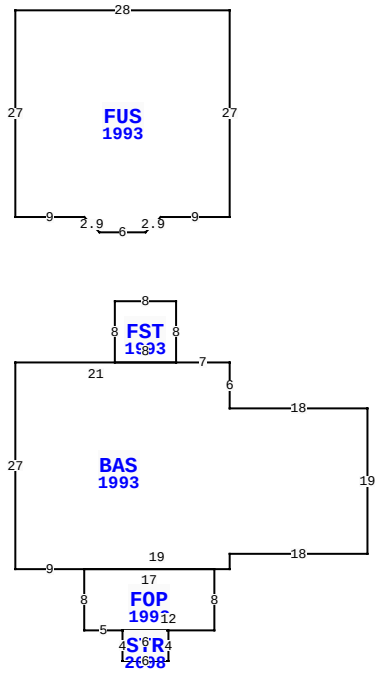
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,098	100	1,098	135,617
FOP	136	30	41	5,064
FST	64	55	35	4,323
FUS	772	100	772	95,352
STR	24	10	2	247
TOTALS	2,094		1,948	240,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,948	118.3350	147.92	288,148	1909	1985	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 0 Heated Area: 1870 HX Base Yr



111 N 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,604
TOTAL MARKET OB/XF VALUE	9,674
TOTAL LAND VALUE - MARKET	320,000
TOTAL MARKET VALUE	570,278
SOH/AGL Deduction	95,376
ASSESSED VALUE	474,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,902
TOTAL JUST VALUE	570,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983784	REROOF	1,075	05/26/1998
9610192	REPAIRS	2,400	12/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0836/0229	6/03/1998	WD	U	I		185,000
GRANTOR: WEBER JOANNE MAZZA						
GRANTEE: HANAWALT LINDA						
0634/0115	8/20/1991	WD	U	I	16	125,000
GRANTOR: DUGGAN EUGENE W EST						
GRANTEE: WEBER JOANNE MAZZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N6 W7 FST=[YR=1993] N8 W8 S8 E8 $ W21 S27 E9 FOP=[YR=1993] S8E5STR=[YR=2008] S4E6N4W6$ E12 N8 W17 $ E19 N2 E18 N19$ PTR= N25 W18 FUS=[YR=1993] N27W28S27E9 D2 R2 E6 U2 R2 E9$ E18S25$.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1950	1950	3	20	576	
2	0940	SHEDS/PORT	0	0	13	18	234.00	SF	15.00	15.00	100	1909	1909	3	20	702	
3	1242	WD DECK A	0	0	0	0	225.00	SF	10.00	10.00	100	2000	2000	3	20	450	
4	0810	CONCRETE A	0	0	4	19	76.00	SF	6.50	6.50	100	1968	1968	3	20	99	
5	0810	CONCRETE A	0	0	0	0	179.00	SF	6.50	6.50	100	1968	1968	3	20	233	
6	0825	BRICK	0	0	81	8	648.00	SF	12.50	12.50	100	2001	2001	3	94	7,614	

LAND DESCRIPTION

TOTAL OB/XF 9,674

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	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	320,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/06/2024 BY SYS