BLOCK 127 LOT S 1/2 OF 4
CITY OF FDNA BEACH

THURSTON LAMONT C REVOCABLE TRUST/THURSTON LAMONT
4012 BROOKSIDE ROAD
TOLEDO, OH 43606

**2024**

**00-00-31-1800-0127-0042**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 07 | ASB SHNGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |

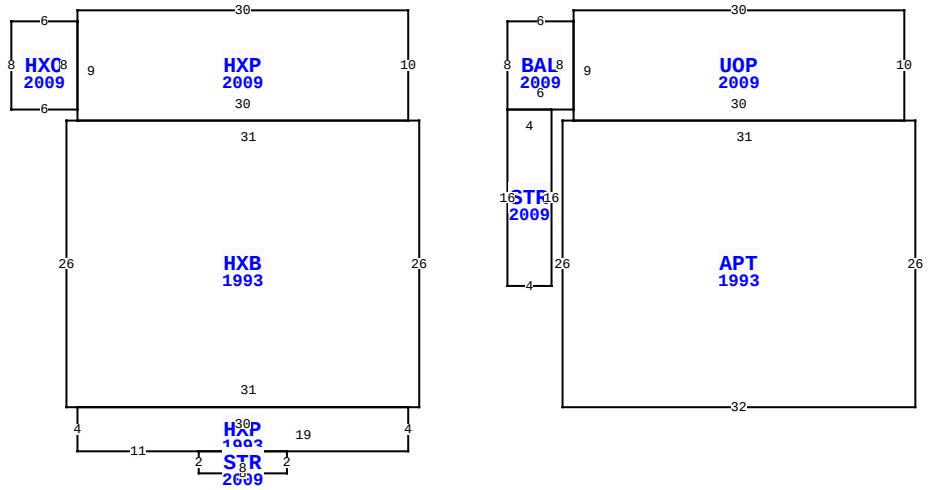
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 832 | 100 | 832 | 124,303 |
| BAL | 48 | 15 | 7 | 1,046 |
| HXB | 832 | 100 | 832 | 124,303 |
| HXO | 48 | 5 | 2 | 298 |
| HXP | 120 | 30 | 36 | 5,379 |
| HXP | 300 | 30 | 90 | 13,446 |
| STR | 16 | 10 | 2 | 298 |
| STR | 64 | 10 | 6 | 896 |
| UOP | 300 | 20 | 60 | 8,964 |
| TOTALS | 2,560 | | 1,867 | 278,935 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 11 | 1,867 | 138.1800 | 172.72 | 322,468 | 1930 | 2005 | 0 | 0 | 0 | 13.50 | 86.50 |

1 DUPLEX – 51.42% - 2021 Heated Area: 1664 HX Base Yr 2021




332 S 6TH ST U&D, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 278,935 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 478,935 |
| SOH/AGL Deduction | | 138,899 |
| ASSESSED VALUE | | 340,036 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 290,036 |
| TOTAL JUST VALUE | | 478,935 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 468,419 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20020947 | 27 HD IRRIGATION | 0 | 06/05/2002 |
| 20020424 | 2 FIX / 1 BIB | 0 | 03/12/2002 |
| 20020289 | ELEC.FIXTURES | 0 | 02/20/2002 |
| 20020266 | 2-2TON SPLIT SYST | 0 | 02/19/2002 |
| 20020038 | PORCH ADDITION | 0 | 01/14/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2724/325 | 7/10/2024 | WD | Q | I | 01 | 825,000 |
| GRANTOR: PLYLER DAVID C & CATH | | | | | | |
| GRANTEE: THURSTON LAMONT C R | | | | | | |
| 2408/0897 | 11/12/2020 | WD | Q | I | 02 | 395,000 |
| GRANTOR: CLARK ANDREW T & KARE | | | | | | |
| GRANTEE: PLYLER DAVID C & CA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXP=[YR=2009] W30 S1 HXO=[YR=2009] W6S8E6 N8$S9 HXB=[YR=1993] W1 S26E1 HXP=[YR=1993] S4E11 STR=[YR=2009] S2E8N2W8 $ E19N4W30$ E31N26W31$ E30 N10 $ PTR= E15 UOP=[YR=2009] S1 BAL=[YR=2009] W6S8 STR=[YR=2009] S16E4N16W4$E6N8$ S9 APT=[YR=1993] W1S26E32N26W31$ E30N10W30$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000800 | C | MULTI-FAM | 100 | 0003 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS