BLOCK 143 LOT S1/2 OF 7
CITY OF FDNA BEACH

FRAZIER MATTHEW
5476 S HYDE PARK BLVD # 25
CHICAGO, IL 60615

2024

00-00-31-1800-0143-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

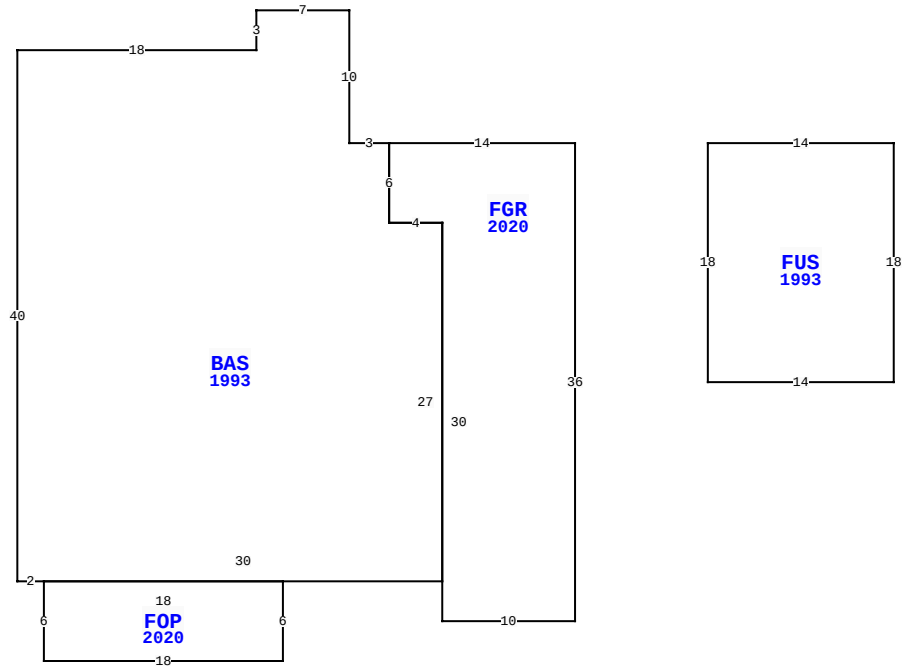
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1,228	124,429
FGR	384	55	211	21,380
FOP	108	30	32	3,242
FUS	252	100	252	25,534
TOTALS	1,972		1,723	174,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	140.5300	133.50	230,020	1940	1985	0	0	0	24.10	75.90

1 SINGLE FAM – 0% - 2024 Heated Area: 1480 HX Base Yr



515 S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,585
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	285,185
SOH/AGL Deduction	0
ASSESSED VALUE	285,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,185
TOTAL JUST VALUE	285,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040972	H/AC	3,000	05/27/2004
20034144	H/AC	2,000	11/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2382/1866	8/06/2020	WD	Q	I	02	265,000
GRANTOR: PETERS ANDREW						
GRANTEE: FRAZIER MATTHEW						
2131/0294	6/30/2017	WD	Q	I	01	70,000
GRANTOR: BAKER BERNARD						
GRANTEE: PETERS ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W14 BAS=[YR=1993] W3 N10 W7 S3 W18 S40 E2 FOP=[YR=2020] S6E18 N6 W18 $ E30 N27 W4 N6 $ S6 E4 S30E10 N36 $ PTR= E10 FUS=[YR=1993] E14 S18 W14 N18 $ W10 $.

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	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 03/24/2021 BY RK Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS