

BLK 208 LOTS 3 & 6
PT OF LOTS 4 & 5 & W1/2 OF R/W
LYING E THEREOF ABND BY

WILLISON THOMAS AUBREY
1832 SOUTH SAINT PAUL ST
DENVER, CO 80210

2024

00-00-31-1800-0208-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Floo	14
Interior Floo	03
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	05
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	84,572
STP	32	10	3	264
STR	12	10	1	88

TOTALS	1,004		964	84,924
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EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0510

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	964	114.4800	108.76	104,845	1950	1985	0	0	0	19.00	81.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 960													
HX Base Yr													
S4R 1993													
BAS 1993													
STP 1993													
1558 CLINCH DR, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

L	OB/XF	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	692.00	SF	6.50	6.50	100	1974	1974	3	25	1,125	
2	0510	GARAGE WD-	0	0	24	21	504.00	SF	19.60	19.60	100	2000	2000	3	28	2,766	

TOTAL OB/XF														3,891	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	RSF-	2123.00	230.00	123.83	FF		1.00	1.00	0.90	1,000.00	900.00	1			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		84,924			
TOTAL MARKET OB/XF VALUE		3,891			
TOTAL LAND VALUE - MARKET		111,447			
TOTAL MARKET VALUE		200,262			
SOH/AGL Deduction		41,874			
ASSESSED VALUE		158,388			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		158,388			
TOTAL JUST VALUE		200,262			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		196,655			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6999	CHNGE SRVC	750	10/09/1990
3557	H/AC	2,200	10/09/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2702/1490	3/27/2024	WD Q	Q	I	01
GRANTOR: GARNSEY JAMES B JR &					
GRANTEE: WILLISON THOMAS AUB					
2104/0065	2/27/2017	WD Q	Q	I	02
GRANTOR: JOHNS JOYCE ET AL					
GRANTEE: GARNSEY JAMES B JR					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W32 STR=[YR=1993] N3W4S3E4\$ W8 S24 E10	
STP=[YR=1993] S4E8 N4 W8 \$ E30 N24 \$.	