BLK 232 SOUTH 8 FT OF TRACT A
OF LOT 2 & NORTH 42 FT OF
TRACT B OF LOT 2

BAUSCH REBECCA SEP IRA ET AL/NDTCO TRUSTEE
1070 W CENTURY DRIVE STE 101
LOUISVILLE, CO 80027

2024

00-00-31-1800-0232-02A3

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

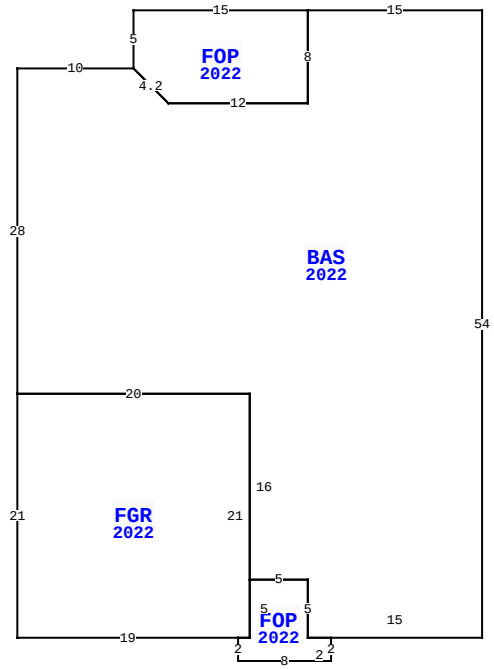
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1,550	274,056
FGR	420	55	231	40,843
FOP	41	30	12	2,122
FOP	116	30	35	6,188
TOTALS	2,127		1,828	323,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	141.4500	176.81	323,209	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2023 Heated Area: 1550 HX Base Yr



624 S 12TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	323,209
TOTAL MARKET OB/XF VALUE	4,875
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	438,084
SOH/AGL Deduction	0
ASSESSED VALUE	438,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,084
TOTAL JUST VALUE	438,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211717	NEW CONSTR	0	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1729	12/28/2022	WD	Q	I	01	530,000
GRANTOR: GIBBS MICHAEL						
GRANTEE: BAUSCH REBECCA SEP						
2482/0835	7/15/2021	WD	Q	V	05	180,000
GRANTOR: MERGENS ROBERT L & AN						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FOP=[YR=2022] W15 S5 D3 R3 E12 N8$ S8 W12 U3 L3 W10 S28 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S2 E8 N2 W2 N5 W5 S5 W1$ E1 N21 W20$ E20 S16 E5 S5 E15 N54$.

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	0810	CONCRETE A	0	0	0	0	750.00	SF	6.50	6.50	100	2022	2022	3	100	4,875	

LAND DESCRIPTION

TOTAL OB/XF 4,875

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	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 06/29/2023 BY TW Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS