BLOCK 241 S10 FT OF LOT 3 &
N20 FT OF LOT 4
IN OR 1675/1437

SHOPE RICHARD C & ELLEN
1793 NORTH BLAINE BRANCH RD
FRANKLIN, NC 28734

2024

00-00-31-1800-0241-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

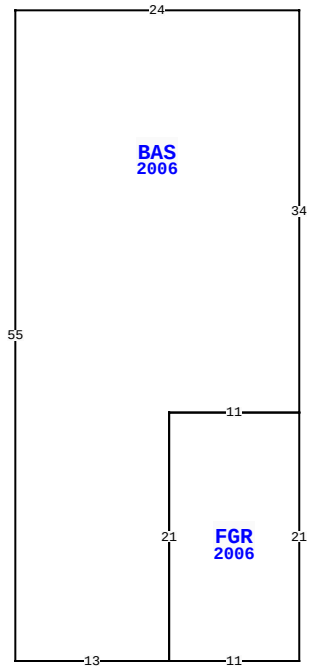
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,089	100	1,089	122,079
FGR	231	55	127	14,237
TOTALS	1,320		1,216	136,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,216	128.2600	121.85	148,170	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1089 HX Base Yr



406 S 13TH ST A, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,316
TOTAL MARKET OB/XF VALUE	4,520
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	206,836
SOH/AGL Deduction	0
ASSESSED VALUE	206,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,836
TOTAL JUST VALUE	206,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052730	H/AC	6,000	09/26/2005
20052271	ELEC OTHER	8,000	07/21/2005
20052085	NEW CONSTR	12,000	06/28/2005
20052040	NEW CONSTR	105,000	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1675/1437	5/05/2010	WD	U	I	12	85,000
GRANTOR: HERNANDEZ ANGELA						
GRANTEE: SHOPE RICHARD C & E						
1414/0761	5/23/2006	WD	Q	I		187,500
GRANTOR: PENDERGRAST SUMTER						
GRANTEE: HERNANDEZ ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N55 E24 S34 FGR=[YR=2006] S21 W11 N21 E11$W11 S21 W13$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	27	173	
2	0825	BRICK	0	0	5	3	15.00	SF	12.50	12.50	100	2006	2006	3	96	180	
3	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	2006	2006	3	87	746	
4	0810	CONCRETE A	0	0	0	0	605.00	SF	6.50	6.50	100	2006	2006	3	87	3,421	

LAND DESCRIPTION

TOTAL OB/XF 4,520

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	30.00	100.00	30.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	66,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/06/2024 BY SYS