

BLOCK 246 N90 FT OF LOT 7
IN OR 1992/1330
CITY OF FDNA BEACH

CLARK BLAIR & KAY
85 SEDGEWOOD CT
FAIRVIEW, NC 28730

2024

00-00-31-1800-0246-0071



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	724	100	724	61,082
FOP	24	30	7	591
FUS	840	100	840	70,869
UGR	260	45	117	9,871

TOTALS	1,848		1,688	142,412
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	39.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	MU-1	90.00	230.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,688	101.5000	96.42	162,757	1953	2003	0	0	0	12.50	87.50	
1 SINGLE FAM - 0% - 0													
Heated Area: 1564													
HX Base Yr													

515 N 14TH ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1953	1953	3	20	400	
2	0810	CONCRETE A	0	0	0	0	975.00	SF	6.50	6.50	100	1953	1953	3	20	1,268	
3	0476	VF 6 SBPL	0	0	0	0	39.00	LF	32.00	32.00	100	2012	2012	3	83	1,036	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	

TOTAL OB/XF														2,953		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
06	MU-1	90.00	230.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										142,412				
TOTAL MARKET OB/XF VALUE										2,953				
TOTAL LAND VALUE - MARKET										175,000				
TOTAL MARKET VALUE										320,365				
SOH/AGL Deduction										63,931				
ASSESSED VALUE										256,434				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										256,434				
TOTAL JUST VALUE										320,365				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										314,236				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210709	REPAIR/RRF	0	09/01/2021
20111581	VINYL FENCE	5,665	09/08/2011
20100373	REPIPE	1,400	03/02/2010
20100378	H/AC	5,500	03/02/2010
20100379	REMODEL	1,500	03/02/2010
2002852	REPAIR/RRF	5,200	05/04/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1992/1330	7/21/2015	SW	U	I	12	136,100	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: CLARK BLAIR & KAY							
1971/1883	4/10/2014	WD	U	I	12	100	
GRANTOR: WELLS FARGO BANK NA							
GRANTEE: THE SECRETARY OF HO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W35 S12 UGR=[YR=1993] S20 E13 FOP=[YR=1993] E8N3W8S3\$ N20 W13\$ E13S17 E8N5E14 N24\$PTR= N10 FUS=[YR=1993] N24 W35 S24 E35\$ S10\$.									