

REED JULIE VANZANT
709 N 15TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0256-0072

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 70

Interior Floor

08SHT VINYL 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

02DIST FB 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,412

100

1,412

121,692

DCK

312

10

31

2,672

FGR

396

55

218

18,788

FOP

16

30

5

431

TOTALS

2,136

1,666

143,583

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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1988 1988 3 64 2,240

2 0810 CONCRETE A 0 100 0 0 652.00 SF 6.50 6.50 100 1988 1988 3 54.5 2,310

3 0820 WOOD WALK 0 100 14 4 56.00 SF 11.75 11.75 100 1988 1988 3 40 263

4 0940 SHEDS/PORT 0 100 8 6 48.00 SF 30.00 30.00 100 1995 1995 3 20 288

LAND DESCRIPTION

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 100 0006 R-1 75.00 230.00 1.00 LT 1.00 1.00 1.00 225,000.00 225,000.00 225,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

225,000

Market:

0

Agricultural:

0

Common:

225,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCT% NORM% COND

0100011,666108.0000102.60170,932198819880016.0084.00

1 SINGLE FAM - 100% - 0

Heated Area: 1412

HX Base Yr

42

6

18

22

22

28

18

17

8

12

13

4

4

6

12

18

20

FGR

1993

BAS

1993

FOP

1993

DCK

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE143,583

TOTAL MARKET OB/XF VALUE5,101

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE373,684

SOH/AGL Deduction236,537

ASSESSED VALUE137,147

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE87,147

TOTAL JUST VALUE373,684

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE367,086

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

1661/019410/10/2009QCUII30100

GRANTOR: VANZANT JOSEPH RAY

GRANTEE: REED JULIE VANZANT

1641/16239/25/2009PRUII30100

GRANTOR: VANZANT JOSEPH RAY &

GRANTEE: VANZANT JOSEPH RAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S6 FGR=[YR=1993] W18 S22 E18 N22 \$ S28 E17
DCK=[YR=1993] S8w6 S12E18N20W12\$E8 FOP=[YR=1993] E4N4W4 S4\$
N4 E4 S4 E13N34 \$.