

BLOCK 258 S52 FT OF LOT 4
IN OR 2015/953
CITY OF FDNA BEACH

HITE JAMES & MARGUERITE
236 HOGUE RD
EBENSBURG, PA 15931

2024

00-00-31-1800-0258-0043



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	66,292
FEP	160	80	128	7,215
TOTALS	1,336		1,304	73,508

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0752	USP	0	0	9	24			
2	0940	SHEDS/PORT	0	0	10	10			
3	0940	SHEDS/PORT	0	0	20	12			
4	1242	WD DECK A	0	0	4	3			
</									

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D									
1	000100	C	SFR	0	000									

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,304	89.9080	85.41	111,375	1930	1970	0	0	0	34.00	66.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1176 HX Base Yr														
24 49 49 8 16 10 16 BAS 1993 FEP 2006														
308 N 14TH ST, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		73,508	
TOTAL MARKET OB/XF VALUE		4,188	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		252,696	
SOH/AGL Deduction		74,333	
ASSESSED VALUE		178,363	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		178,363	
TOTAL JUST VALUE		252,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7600	REPAIR/RRF	600	03/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2015/0953	11/17/2015	SW	U	I	12	59,000	
GRANTOR:US BANK NATIONAL ASSO							
GRANTEE:HITE JAMES & MARGUE							
2009/0555	10/16/2015	CT	U	I	18	100	
GRANTOR:CLERK OF COURT							
GRANTEE:RESIDENTIAL ASSET M							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S49 E8 FEP=[YR=2006] S10 E16 N10W16\$ E16 N49\$.									