

BLOCK 262 S75 FT OF N128 FT OF
LOT 3 IN OR 1568/1664
CITY OF FDNA BEACH

FILLET-GENTRY TRUST/FILLET DAVID E TRUSTEE
2200 MARAVILLA DRIVE
LOS ANGELES, CA 90068

2024

00-00-31-1800-0262-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1011.00
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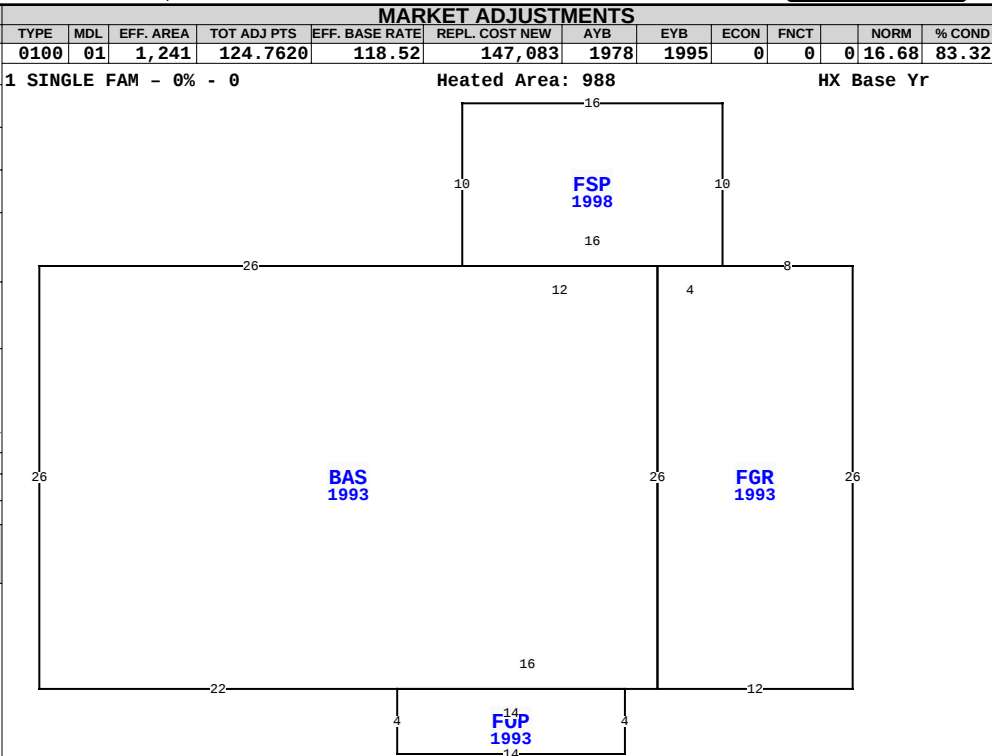
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	97,566
FGR	312	55	172	16,985
FOP	56	30	17	1,679
FSP	160	40	64	6,320

TOTALS	1,516		1,241	122,550
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	9	77	693.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	3	17	51.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	3	5	15.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	0	0	82.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	75.00	230.00	75.00	FF	

REVIEW DATE	05/31/2019	BY	DJA
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428 S 14TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	122,550		
TOTAL MARKET OB/XF VALUE	1,832		
TOTAL LAND VALUE - MARKET	165,000		
TOTAL MARKET VALUE	289,382		
SOH/AGL Deduction	68,426		
ASSESSED VALUE	220,956		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	220,956		
TOTAL JUST VALUE	289,382		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	269,126		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1568/1664	5/29/2008	WD	Q	I		160,000	
GRANTOR: NEUMANN CHAD S							
GRANTEE: FILLET DAVID E & FR							
1110/0023	1/28/2003	WD	U	I	05	73,500	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: NEUMANN CHAD S							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W8 FSP=[YR=1998] N10 W16 S10 BAS=[YR=1993] W26 S26 E22 FOP=[YR=1993] S4 E14 N4 W14 \$ E16 N26 W12 \$ E16 \$ W4 S26 E12 N26 \$.											

TOTAL OB/XF											
1,832											

Total Acres: 0.00	Total Land Value: 165,000	Market: 0	Agricultural: 0	Common: 165,000
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