BLOCK 267 E 1/2 OF LOT 10
PT OR 2455/1778
R359601 & R359602

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

**2024**

**00-00-31-1800-0267-0101**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

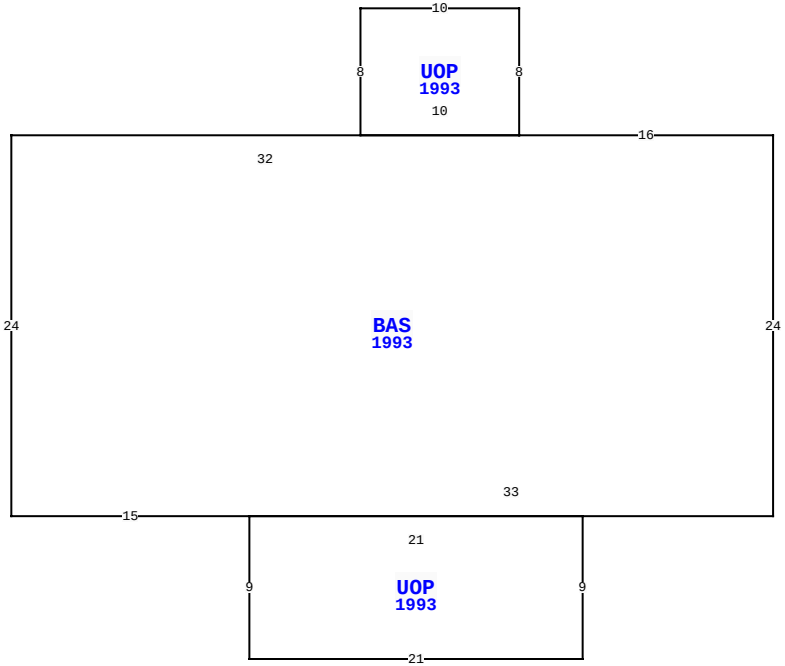
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 23,756 |
| UOP | 80 | 25 | 20 | 413 |
| UOP | 189 | 25 | 47 | 969 |
| TOTALS | 1,421 | | 1,219 | 25,138 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,219 | 98.2000 | 68.74 | 83,794 | 1973 | 1980 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr




1416 NECTARINE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 7,700 |
| TOTAL MARKET OB/XF VALUE | 2,868 |
| TOTAL LAND VALUE - MARKET | 84,065 |
| TOTAL MARKET VALUE | 94,633 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 94,633 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,633 |
| TOTAL JUST VALUE | 94,633 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 94,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2455/1778 | 4/23/2021 | SW | Q | I | 05 | 691,000 |
| GRANTOR: PAPPY'S LLP | | | | | | |
| GRANTEE: ISLAND PARK PROPERT | | | | | | |
| 0972/1666 | 2/28/2001 | PR | U | I | 09 | 400,000 |
| GRANTOR: LEE LINTON ESTATE | | | | | | |
| GRANTEE: PAPPY'S LLP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W10 S8 E10$ W32 S24 E15
UOP=[YR=1993] S9 E21N9 W21$ E33 N24$.

## 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 | 0351 | CARPORT MT | 0 | 0 | 20 | 20 | 400.00 | SF | 6.30 | 6.30 | 100 | 1980 | 1980 | 3 | 20 | 504 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 384 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 7 | 10 | 70.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 420 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 7 | 10 | 70.00 | SF | 8.58 | 8.58 | 100 | 1998 | 1998 | 3 | 20 | 120 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 24 | 1,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,868

| 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 | 000102 | C | SFR/MH | 0 | 0006 | C-1 | 115.00 | 172.00 | 19,780.00 | SF | | 1.00 | 1.00 | 1.00 | 4.25 | 4.25 | 84,065 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 84,065 Market: 0 Agricultural: 0 Common: 84,065 PRINTED 08/06/2024 BY SYS