BLOCK 267 W 1/2 OF LOT 10
EX W 30 FT
PT OR 2455/1778

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

**2024**

**00-00-31-1800-0267-0102**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

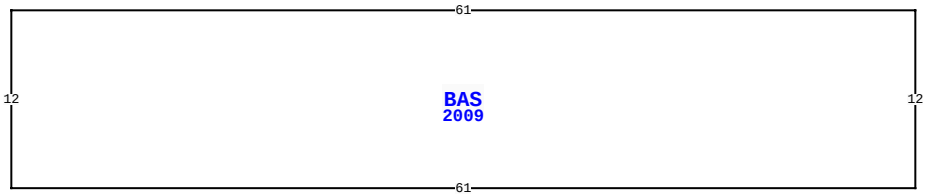
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 732 | 100 | 732 | 8,690 |
| TOTALS | 732 | | 732 | 8,690 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 732 | 84.8000 | 59.36 | 43,452 | 1971 | 1985 | 0 | 0 | 10 | 70.00 | 20.00 |

1 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr




1410 NECTARINE ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/07/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 4,000 |
| TOTAL MARKET OB/XF VALUE | 926 |
| TOTAL LAND VALUE - MARKET | 62,135 |
| TOTAL MARKET VALUE | 67,061 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 67,061 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 67,061 |
| TOTAL JUST VALUE | 67,061 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 67,096 |

| 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=2009] W61S12E61N12$.

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 11 | 8 | 88.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 528 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 8 | 6 | 48.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 101 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 9 | 9 | 81.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 32.5 | 171 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 7 | 4 | 28.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 45 | 126 | |

## LAND DESCRIPTION

TOTAL OB/XF 926

| 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 | 000230 | C | MH-SFR LOT | 0 | 0006 | C-1 | 85.00 | 172.00 | 14,620.00 | SF | | 1.00 | 1.00 | 1.00 | 4.25 | 4.25 | 62,135 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 62,135 Market: 0 Agricultural: 0 Common: 62,135 PRINTED 08/06/2024 BY SYS