LOT 28
IN OR 1750/1563
ENCLAVE AT SUMMER BEACH

LIGHTSEY RICHARD E
7889 131ST STREER WEST
APPLE VALLEY, MN 55124

2024

00-SB-30-045E-0028-0000

BUILDING CHARACTERISTICS

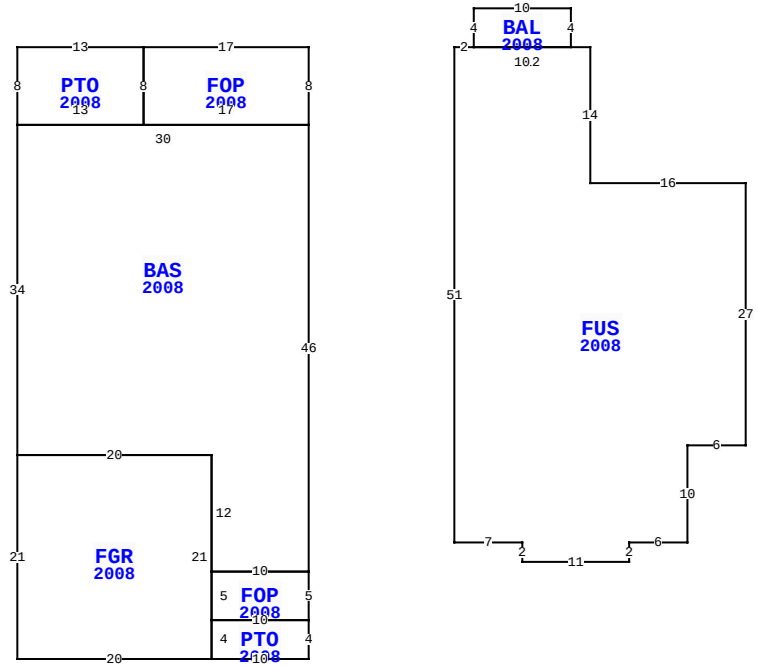
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	40	15	6	889
BAS	1,140	100	1,140	168,825
FGR	420	55	231	34,209
FOP	50	30	15	2,222
FOP	136	30	41	6,072
FUS	1,268	100	1,268	187,781
PTO	40	5	2	296
PTO	104	5	5	741
TOTALS	3,198		2,708	401,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,708	168.5232	160.10	433,551	2008	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2408 HX Base Yr



BLD DATE	12/01/2008 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/15/2024 MLU
AG DATE	

96063 BOTTLEBRUSH LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	401,035
TOTAL MARKET OB/XF VALUE	4,460
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	545,495
SOH/AGL Deduction	109,154
ASSESSED VALUE	436,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,341
TOTAL JUST VALUE	545,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	522,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20755	ELEC OTHER	1,000	05/01/2008
M13756	MECH OTHER	0	04/01/2008
B0720895	NEW CONSTR	0	01/01/2007
C20895	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1750/1563	7/22/2011	WD	U	I	12	279,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: LIGHTSEY RICHARD E						
1750/1562	7/20/2011	QC	U	I	11	100
GRANTOR: REGIONS BANK						
GRANTEE: GREENWICH GREEN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W17 PTO=[YR=2008] W13 S8 BAS=[YR=2008] S34 FGR=[YR=2008] S21 E20 PTO=[YR=2008] E10 N4 FOP=[YR=2008] N5 W10 S5 E10$ W10 S4$ N21 W20$ E20 S12 E10 N46 W30$ E13 N8$ S8 E17 N8$ PTR=E15 FUS=[YR=2008] E2 BAL=[YR=2008] N4E10S4W10$ E12 S14 E16 S27 W6 S10 W6 S2 W11 N2 W7 N51$ W15$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0810	CONCRETE A	0	0	12	4	48.00	SF	6.50	6.50	100	2008	2008	3	89	278	
3	0811	CONCRETE B	0	0	0	0	506.00	SF	5.20	5.20	100	2008	2008	3	89	2,342	

LAND DESCRIPTION

TOTAL OB/XF 4,460

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/31/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS