LOT 45
IN OR 2097/1432
ENCLAVE AT SUMMER BEACH

BLOCKER VICTORIA J
1885 FAIR HOPE DR NE
TOWNSEND, GA 31331

2024

00-SB-30-045E-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

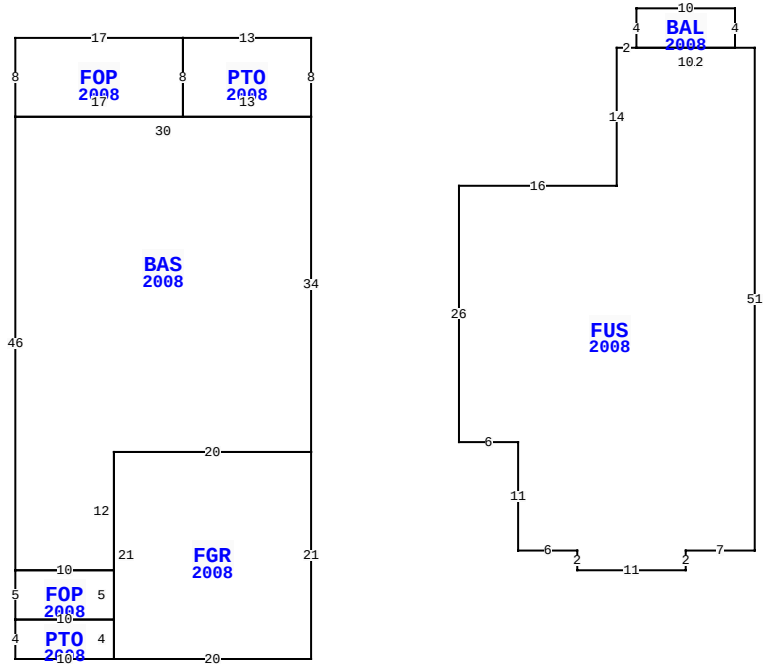
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	1,262	100	1,262	186,893
PTO	40	5	2	296
PTO	104	5	5	741
TOTALS	3,192		2,702	400,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,702	168.5232	160.10	432,590	2008	2008	0	0	0	7.50	92.50

1 TOWNHOUSE - 0% - 0 Heated Area: 2402 HX Base Yr



BLD DATE	11/27/2008 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/15/2024 MLU
AG DATE	

96083 ENCLAVE MNR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	400,146
TOTAL MARKET OB/XF VALUE	4,386
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	544,532
SOH/AGL Deduction	107,778
ASSESSED VALUE	436,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,754
TOTAL JUST VALUE	544,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20565	CO ISSUED	0	10/21/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1432	1/24/2017	WD	U	I	11	100
GRANTOR: BLOCKER JOHN ANTHONY						
GRANTEE: BLOCKER VICTORIA J						
1776/1094	1/30/2012	WD	Q	I	02	270,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: BLOCKER JOHN A & VI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W13 FOP=[YR=2008] W17 S8 BAS=[YR=2008] S46 FOP=[YR=2008] S5 PTO=[YR=2008] S4 E10 FGR=[YR=2008] E20 N21 W20 S21$ N4 W10$ E10 N5 W10$ E10 N12 E20 N34 W30$ E17 N8$ S8 E13 N8$ PTR=E15 S15 FUS=[YR=2008] E16 N14 E2 BAL=[YR=2008] N4 E10 S4 W10$ E12 S51 W7 S2 W11 N2 W6 N11 W6 N26$ N15W15$.

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	0810	CONCRETE A	0	0	13	4	52.00	SF	6.50	6.50	100	2008	2008	3	89	301	
2	0810	CONCRETE A	0	0	0	0	388.00	SF	6.50	6.50	100	2008	2008	3	89	2,245	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	

LAND DESCRIPTION

TOTAL OB/XF 4,386

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