

TRACT 23 CEDAR POINT
IN OR 2194/1084
SEA MARSH VILLAGE UNIT 2

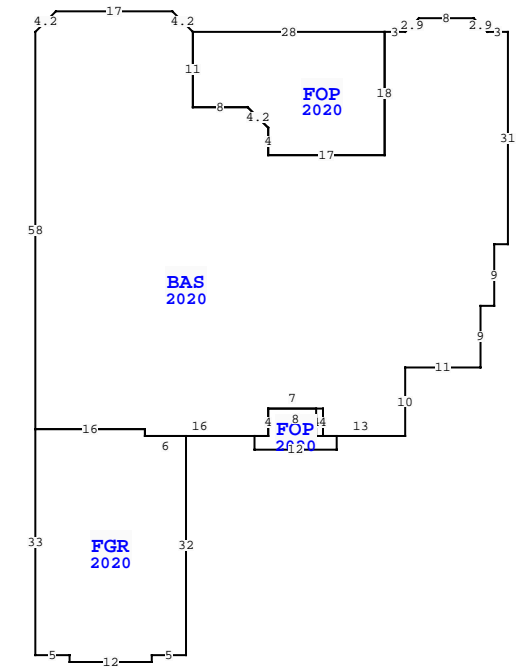
PEROSE RICHARD G & JOAN M
9 HICKORY LN
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0300-0023-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 80 |
| Interior Floo | 12 | HARDWOOD | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3.5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Quality | 05 | Quality Level 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10001.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 3,472 | 100 | 3,472 |
| FGR | 732 | 55 | 403 |
| FOP | 56 | 30 | 17 |
| FOP | 432 | 30 | 130 |
| TOTALS | 4,692 | | 4,022 |
| | | | 863,407 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-------------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | CUST - 100% | - 2021 | | | | | | | | |
| Heated Area: 3472 | | | | | | HX Base Yr 2021 | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 5 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 5 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 863,407 | |
| TOTAL MARKET OB/XF VALUE | | 44,952 | |
| TOTAL LAND VALUE - MARKET | | 500,000 | |
| TOTAL MARKET VALUE | | 1,408,359 | |
| SOH/AGL Deduction | | 444,233 | |
| ASSESSED VALUE | | 964,126 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 914,126 | |
| TOTAL JUST VALUE | | 1,408,359 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 1,320,117 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20212376 | SWIM POOL | 0 | 04/01/2021 |
| 20001426 | CO ISSUED | 0 | 02/18/2020 |
| 19005773 | NEW CONSTR | 476,926 | 06/03/2019 |
| B18630 | REMODEL | 1,000 | 10/31/2006 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2194/1084 | 4/26/2018 | WD Q | Q | V | 01 | 245,000 |
| GRANTOR: POPP JOHN F & ROLENE | | | | | | |
| 1413/1452 | 5/22/2006 | WD Q | Q | V | | 317,000 |
| GRANTOR: SOMERVILLE RONALD G | | | | | | |
| GRANTEE: POPP JOHN F & ROLENE | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2020 | 2020 | 3 | 99 | 1,980 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 1,845.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 18,266 | |
| 3 | 0910 | SCRN RM L | 0 | 100 | 0 | 620.00 | SF | 15.00 | 15.00 | 100 | 2021 | 2021 | 3 | 93 | 8,649 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 140.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 11,305 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 480.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 4,752 | |
| TOTALS | | | | | | | | | | | | | | | 44,952 | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | 44,952 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 500,000.00 | 500,000.00 | 500,000 | | | | | | | |