

LOT 19 & PT OF TRACT C (S-1)
IN OR 2271/1910
HERON OAKS #2 PB 6/10 & 11 &

PROUTY BRIAN K & SUNNY M
856 POMPEKA DRIVE
WATERTOWN, SD 57201

2024

01-6N-29-0850-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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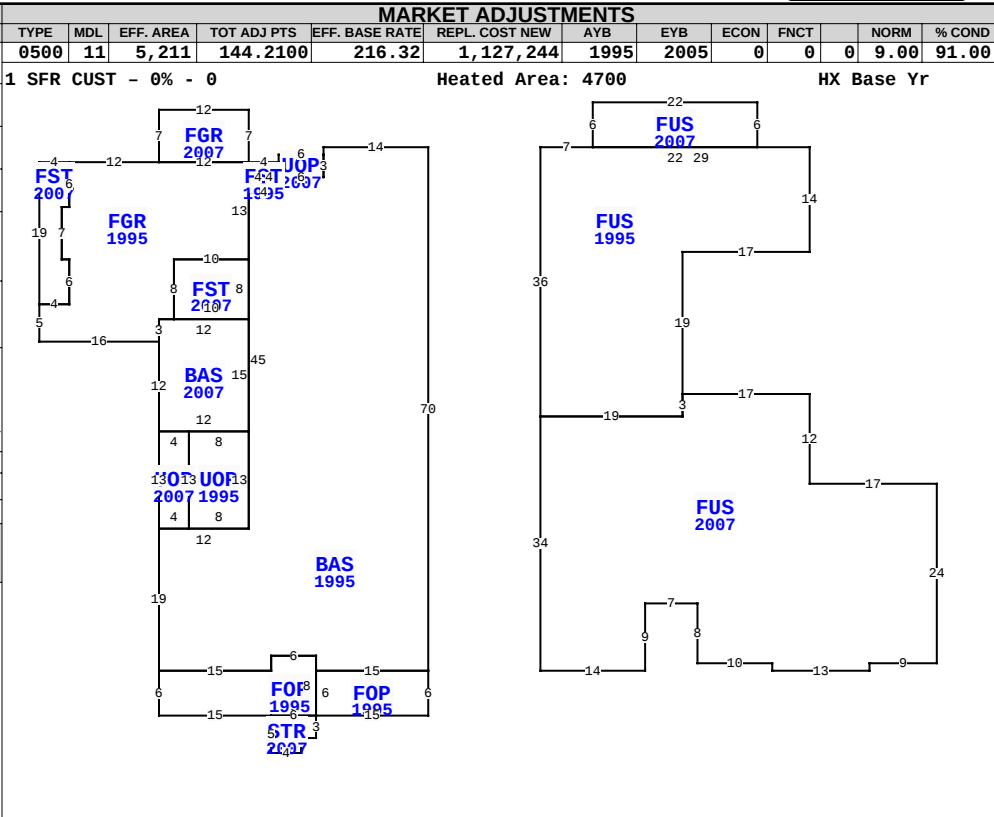
NEIGHBORHOOD/LOC	10001.010
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	363,781
BAS	180	100	180	35,434
FGR	487	55	268	52,756
FGR	84	55	46	9,055
FOP	90	30	27	5,315
FOP	138	30	41	8,071
FST	16	55	9	1,772
FST	69	55	38	7,480
FST	80	55	44	8,661
FUS	922	100	922	181,497
TOTALS	5,864		5,211	1,025,792

EXTRA FEATURES	
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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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0861	POOL GUNIT	0	0	0	0	345.00	SF	85.00	85.00	100	1995	1995	3	20	5,865	
3	0845	KOOL DECK	0	0	0	0	820.00	SF	7.25	7.25	100	1995	1995	3	70	4,162	
4	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	1995	1995	3	70	246	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
6	0845	KOOL DECK	0	0	0	0	81.00	SF	7.25	7.25	100	1995	1995	3	70	411	
7	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50	100	1995	1995	3	70	346	
8	1075	TRELLIS G	0	0	23	8	60.00	SF	35.00	35.00	100	1995	1995	3	23	483	
9	0445	BOX FNC 5'	0	0	0	0	61.00	LF	8.10	8.10	100	1995	1995	3	20	99	
10	0445	BOX FNC 5'	0	0	0	0	47.00	LF	8.10	8.10	100	1995	1995	3	20	76	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
2	000100	C	SFR	0	



** This building has 16 Sub-Areas

12 DEWBERRY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			1,025,792
TOTAL MARKET OB/XF VALUE			25,900
TOTAL LAND VALUE - MARKET			551,000
TOTAL MARKET VALUE			1,602,692
SOH/AGL Deduction			298,989
ASSESSED VALUE			1,303,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,303,703
TOTAL JUST VALUE			1,602,692
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,502,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18755	ADDITION	305,300	11/01/2006
P11724	OTHER	0	11/01/2006
B9502021	SWIM POOL	14,000	06/01/1995
B9501806	NEW CONSTR	183,000	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/1910	4/23/2019	WD Q	I	01	
GRANTOR: STAHL SUSAN WOOD TRUST					
GRANTEE: PROUTY BRIAN K & SU					
0876/0682	3/29/1999	TD U	I	01	100
GRANTOR: STAHL SUSAN W					
GRANTEE: STAHL SUSAN W TRUST					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1995] W14 S1 UOP=[YR=2007] W6 S1 FST=[YR=1995] W4 FGR=[YR=2007] N7 W12 S7 FGR=[YR=1995] W12 FST=[YR=2007] W4 S19 E4 N6 W1 N7 E1 N6 \$ S6 W1 S7 E1 S6 W4 S5 E16 BAS=[YR=2007] S12 UOP=[YR=2007] S13 E4 UOP=[YR=1995] E8 N13 W8 S13 \$ N13 W4 \$ E12 N15 FST=[YR=2007] N8 W10 S8 E10 \$ W12 S3 \$ N3 E2 N8 E10 N13 W12 \$ E12 \$ S4 E4 N4 \$ S2 E6 N3 \$ S3 W6 S2 W4 S45W 12 S19 FOP=[YR=1995] S6 E15 STR=[YR=2007] S5 E4 N2 E2 N3 FOP=[YR=1995] E15 N6 W15 S6 \$ W6 \$ E6 N8 W6 S2 W15 \$ E15 N2 E6 S2 E15 N70 \$ PTR=E15 FUS=[YR=1995] E7 FUS=[YR=2007] N6 E22 S6 W22 \$ E29 S14 W17 S19 FUS=[YR=2007] E17 S12 E17 S24 W9 S1 W13 N1 W10 N8 W7 S9 W14 N34 E19 N3 \$ S3 W19 N36 \$ W15 \$.	

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