

BENGSTON CHARLES P LVG TRUST/MCCARTHY CLAUDIA T LV
115 SPA DR
ANNAPOLIS, MD 21403

2024

09-3N-29-0000-0008-0000



BUILDING CHARACTERISTICS

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% CONDVALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE162,152TOTAL MARKET OB/XF VALUE3,841TOTAL LAND VALUE - MARKET350,000TOTAL MARKET VALUE515,993SOH/AGL Deduction66,481ASSESSED VALUE449,512TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE449,512TOTAL JUST VALUE515,993NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE408,647PERMIT NUMDESCRIPTIONAMTISSUED20040758REMODEL10004/20/200420003217REPAIR/RRF2,20006/12/20003224REMODEL004/04/1986SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2461/13055/07/2021TD U I I11100GRANTOR : BENGSTON CHARLES P &GRANTEE : BENGSTON CHARLES &2416/012912/11/2020WD Q I I02575,000GRANTOR : LOMINAC FAMILY TRUSTGRANTEE : BENGSTON CHARLES PBUILDING NOTESBUILDING DIMENSIONSUGR=[YR=1993] W24 S16 BAS=[YR=1993] S18 E24 N18 W7 S3 W5 N3W12 \$ E12 S3 E5 N3 E7 N16 \$ PTR= E10 BAS=[YR=1993] E24 S34W24 N34 \$ W10 \$.

TOTALS1,6321,413162,152EXTRA FEATURES1034 N FLETCHER AVE, FERNANDINA BEACHBLD DATEXF DATEINC DATELGL DELAND DATEAG DATE05/22/2024MLUTOTAL OB/XF3,841LAND DESCRIPTIONLUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR0R-250.00100.0050.00FF1.001.001.007,000.007,000.00350,000REVIEW DATE10/15/2019BYDJATotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 08/06/2024 BY SYS