PT SEC 20-2N-29E IN OR 2546/27
CVNTS & RSTRTNS PT OR 851/1099

EVERSMAN LIVING TRUST/EVERSMAN MICHAEL E TRUSTEE
31 KINROSS DR
STAFFORD, VA 22554

2024

20-3N-29-0000-0014-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

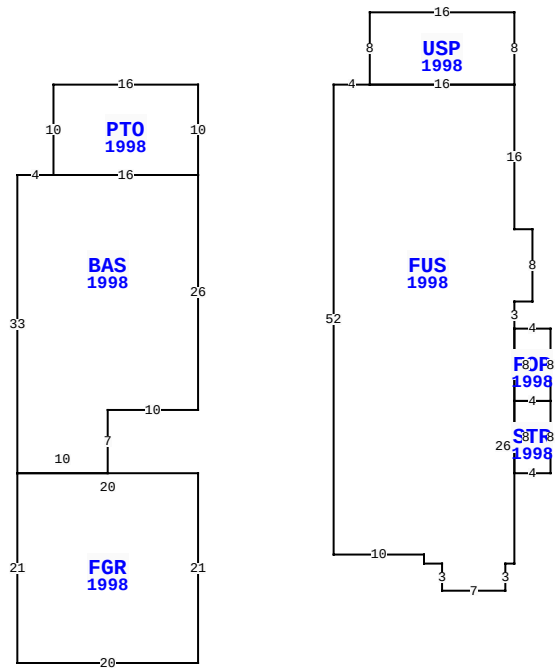
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	590	100	590	71,636
FGR	420	55	231	28,047
FOP	32	30	10	1,214
FUS	1,087	100	1,087	131,979
PTO	160	5	8	971
STR	32	10	3	364
USP	128	30	38	4,614
TOTALS	2,449		1,967	238,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,967	145.4006	138.13	271,702	1998	1998	0	0	0	12.10	87.90

1 TOWNHOUSE - 0% - 0 Heated Area: 1677 HX Base Yr



2144 1ST AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,826
TOTAL MARKET OB/XF VALUE	5,143
TOTAL LAND VALUE - MARKET	216,000
TOTAL MARKET VALUE	459,969
SOH/AGL Deduction	83,080
ASSESSED VALUE	376,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,889
TOTAL JUST VALUE	459,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0027	2/23/2022	WD	U	I	11	100
GRANTOR: EVERSMAN MICHAEL & MA						
GRANTEE: EVERSMAN LIVING TRU						
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W16 S10 BAS=[YR=1998] W4 S33 FGR=[YR=1998] S21 E20 N21 W20$ E10 N7 E10 N26 W16$ E16 N10$ PTR= E15 FUS=[YR=1998] E4 USP=[YR=1998] N8 E16 S8 W16$ E16 S16 E2 S8 W2 S3 FOP=[YR=1998] E4 S8 STR=[YR=1998] S8 W4 N8E4$ W4 N8 $ S26 W1 S3W7 N3 W2 N1 W10 N52$ 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	0810	CONCRETE A	0	0	0	0	957.00	SF	6.50	6.50	100	1998	1998	3	75	4,665	
2	0810	CONCRETE A	0	0	0	0	82.00	SF	6.50	6.50	100	1998	1998	3	75	400	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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	000810	C	TOWNHOUSE1	0		R-2	32.00	130.00	32.00	FF		1.00	1.00	1.50	4,500.00	6,750.00	216,000							

REVIEW DATE 04/01/2020 BY DJA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/06/2024 BY SYS