

PT LOT 14
IN OR 2563/272
SUB OF GOV LOT 2 UNR

PC STELMAKIA FAMILY PARTNERSHIP
129 DEMURRAGE WAY
FOLSOM, CA 95630

2024

29-2N-28-4950-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100	925	8,304
FUS	925	100	925	8,304

TOTALS	1,850		1,850	16,608
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	10	14		30.00	30.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	AC	1.00
2	000100	C	SFR	0		OR	0.00	0.00	1.33	AC	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0100	01	1,850	37.8000	35.91	66,434	1998	1998	0	0	25	18.75	25.00
2 SINGLE FAM - 0% - 2023 Heated Area: 1850 HX Base Yr												
BAS 2007 FUS 2007												

95344 MARC ANTHONY RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	% COND	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	10	14		30.00	30.00	100	1986	1986	3	20	840	

TOTAL OB/XF															
840															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		16,608	
TOTAL MARKET OB/XF VALUE		840	
TOTAL LAND VALUE - MARKET		88,688	
TOTAL MARKET VALUE		106,136	
SOH/AGL Deduction		0	
ASSESSED VALUE		106,136	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		106,136	
TOTAL JUST VALUE		106,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-8737	NEW CONSTR	72,809	03/09/1993
8583	NEW CONSTR	30,000	12/23/1992
6283	DEMOLITION	0	02/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2563/0272	5/06/2022	WD U	I	I	11	100	
GRANTOR: STONEBREAKER WILLIAM							
GRANTEE: PC STELMAKIA FAMILY							
2561/1735	5/06/2022	WD Q	I	I	01	115,000	
GRANTOR: STONEBREAKER WILLIAM							
GRANTEE: PC STELMAKIA FAMILY							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2007] W34 S26 E14 D3 R3 E8 U3 R3 E6 N15 E1 N8 W1 N3 \$ PTR= E60 FUS=[YR=2007] W34 S26 E14 D3 R3 E8 U3 R3 E6 N15 E1 N8 W1 N3 \$ W60 \$.															