LOT 1 (EX S-1 & S-2)
PT OR 2371/949
MOBLEY HEIGHTS NORTH PB 5/146

SWEATT AARON ANDREW/SWEATT AMY ANNETT
1453 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1400-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

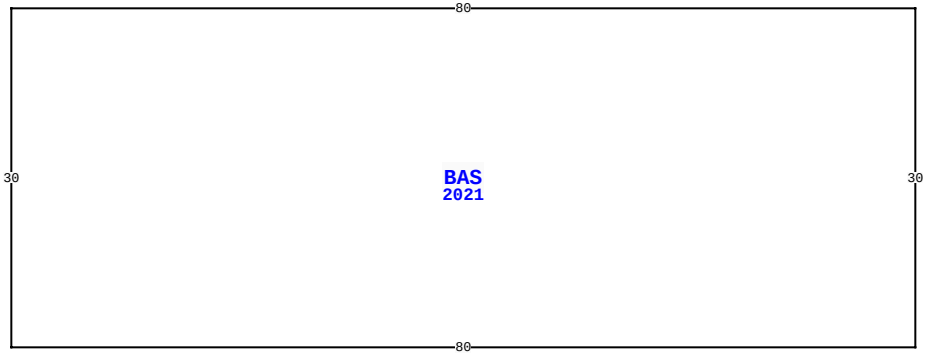
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	46,381
TOTALS	2,400		2,400	46,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	56.3500	19.72	47,328	2021	2021	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 2400 HX Base Yr



KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,381
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,750
TOTAL MARKET VALUE	107,131
SOH/AGL Deduction	7,305
ASSESSED VALUE	99,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,826
TOTAL JUST VALUE	107,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012517	GARAGE	115,920	12/14/2020
8107	MH MOVE-ON	5,000	03/27/1990
7760	MH MOVE-ON	7,500	04/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2371/0949	6/25/2020	WD	U	V	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: SWEATT AARON ANDREW						
2264/0097	3/22/2019	WD	U	V	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOUGLAS ARTHUR B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W80 S30 E80 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.90	AC		1.00	1.00	0.90	75,000.00	67,500.00	60,750							

REVIEW DATE 02/15/2022 BY KWA Total Acres: 0.90 Total Land Value: 60,750 Market: 0 Agricultural: 0 Common: 60,750 PRINTED 08/06/2024 BY SYS