BLK A {K/A PARCEL A} PT OF LOT
11 IN OR 457/403 & OR 1144/166
& ESMT IN OR 447/480

SMITH MARGIE T
221 FLOCO AVE
YULEE, FL 32097

2024

44-2N-28-5180-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

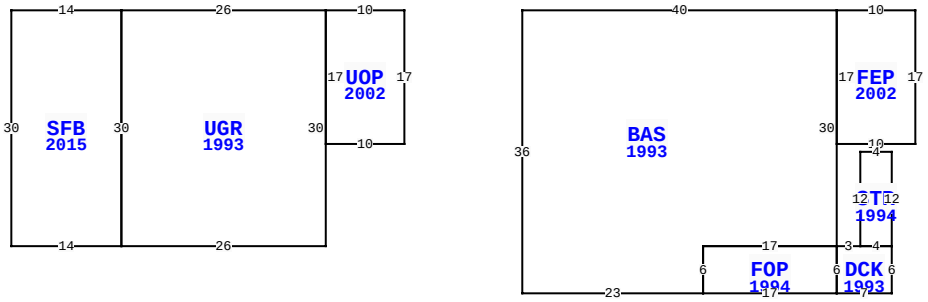
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	121,986
DCK	42	10	4	365
FEP	170	80	136	12,399
FOP	102	30	31	2,826
SFB	420	80	336	30,633
STR	48	10	5	456
UGR	780	45	351	32,001
UOP	170	20	34	3,100
TOTALS	3,070		2,235	203,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	116.3260	110.51	246,990	1985	1988	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 1674 HX Base Yr



95002 ARTHUR TORLEY LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,767
TOTAL MARKET OB/XF VALUE	10,318
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	889,085
SOH/AGL Deduction	347,770
ASSESSED VALUE	541,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,315
TOTAL JUST VALUE	889,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103083	REPAIR/RRF	10,000	03/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/0166	5/19/2003	QC	U	I	10	100
GRANTOR: TORLEY ARTHUR N III						
GRANTEE: SMITH MARGIE T						
0457/0403	6/04/1985	WD	U	I	01	100
GRANTOR: TORLEY ARTHUR N JR (W						
GRANTEE: SMITH MARGIE T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W10 UGR=[YR=1993] W26 SFB=[YR=2015] W14 S30 E14 N30 $ S30 E26 N30 $ S17 E10 N17 $ PTR= E15 BAS=[YR=1993] E40 FEP=[YR=2002] E10 S17 W10 N17 $ S30 DCK=[YR=1993] E3 STR=[YR=1994] N12 E4 S12 W4$ E4 S6 W7 FOP=[YR=1994] W17 N6 E17 S6$ N6$ W17 S6 W23 N36$ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0300	BOAT DCK W	0	0	0	0	612.00	SF	30.00	30.00	100	1998	1998	3	26	4,774	
3	0855	CONC PAVER	0	0	0	0	333.00	SF	10.00	10.00	100	2014	2014	3	95	3,164	

LAND DESCRIPTION

TOTAL OB/XF 10,318

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	000132	C	SFR RIVER	0		RSF-1	100.00	150.00	100.00	FF		1.00	1.00	0.90	7,500.00	6,750.00	675,000							

REVIEW DATE 05/28/2021 BY KW Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/06/2024 BY SYS