BLOCK 12 LOT 12
1967 ARMO SW
IN OR 2194/1611

FRIERSON ANN M &/BAILEY DEBRA ET AL
1913 W 85TH ST
CHICAGO, IL 60620

2025

00-00-30-010B-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

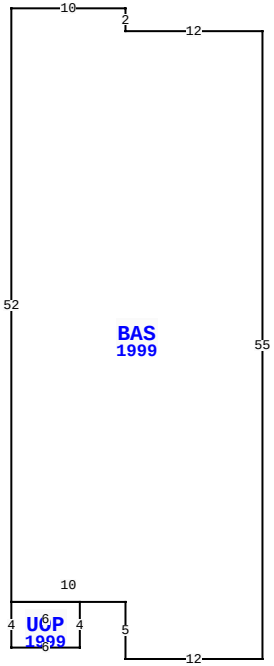
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1999	1,180	27,612
UOP	24	25	1999	6	140
TOTALS	1,204			1,186	27,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,186	97.5000	78.00	92,508	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1180 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/15/2024 MLU
AG DATE	

5478 ERVIN ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	27,752
TOTAL MARKET OB/XF VALUE	3,515
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	406,267
SOH/AGL Deduction	285,089
ASSESSED VALUE	121,178
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,178
TOTAL JUST VALUE	406,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1611	5/07/2018	QC	U	I	11	100
GRANTOR: FRIERSON ANN M						
GRANTEE: FRIERSON ANN M ET A						
1148/1539	6/26/2003	WD	Q	I		62,000
GRANTOR: THOMAS MYRTIS C						
GRANTEE: FRIERSON ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N2 W10 S52 UOP=[YR=1999] S4 E6 N4 W6$ E10 S5E12 N55 $.

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	0350	CARPORT WD	0	0	36	11	396.00	SF	13.00	13.00	100	1962	1962	3	20	1,030	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1970	1970	3	20	480	
3	0810	CONCRETE A	0	0	0	0	796.00	SF	6.50	6.50	100	1962	1962	3	20	1,035	
4	0810	CONCRETE A	0	0	5	7	35.00	SF	6.50	6.50	100	1980	1980	3	30	68	
5	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1962	1962	3	20	16	
6	0940	SHEDS/PORT	0	0	16	13	208.00	SF	21.30	21.30	100	1970	1970	3	20	886	

LAND DESCRIPTION

TOTAL OB/XF 3,515

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	000100	C	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 03/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS