

LOT 8
IN OR 806/1362
THE COLONY PB 4/56

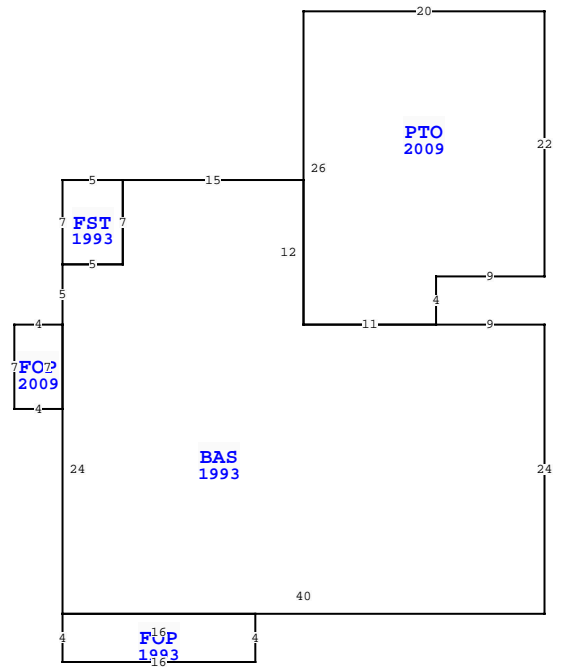
COX THOMAS L & IDA M
4630 CHINOOK LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0190-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,165	100	1993
FOP	64	30	1993
FOP	28	30	2009
FST	35	55	1993
PTO	484	5	2009
TOTALS	1,776		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,235	118.5080	118.51	146,360	1972	1990	0	0	15.75	84.25
1 SINGLE FAM - 100% - 1998 Heated Area: 1165 HX Base Yr 1998											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			123,308
TOTAL MARKET OB/XF VALUE			1,270
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			299,578
SOH/AGL Deduction			214,754
ASSESSED VALUE			84,824
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			34,102
TOTAL JUST VALUE			299,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1362	9/16/1997	WD Q	Q	I		60,000
GRANTOR: COMFORT DALE S & JANE						
GRANTEE: COX THOMAS L & IDA						
0400/0083	9/01/1983	WD Q	Q	I		41,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L N	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	100	4	12		SF	6.50	100	1972	1972	3	22	69	
2	0500	FP-PRE FAB	0	100	0	0		UT	3,500.00	100	1972	1972	3	31.2	1,092	
3	0810	CONCRETE A	0	100	19	4		SF	6.50	100	1972	1972	3	22	109	
TOTALS															1,270	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	175,000							