LOT 12
BEACH HAMMOCK PB 5/154

ARNETT DEBORAH ANNE & JAMES ROBERT II AMES R
9702 EL PATIO DRIVE
DALLAS, TX 75218

2025

00-00-31-1110-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

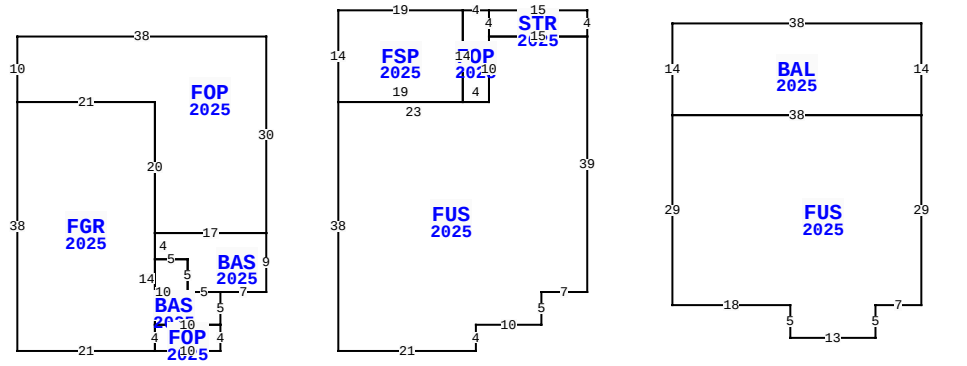
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	532	15	2025	80	17,839
BAS	75	100	2025	75	16,724
BAS	128	100	2025	128	28,543
FGR	798	55	2025	439	97,893
FOP	40	30	2025	12	2,676
FOP	56	30	2025	17	3,791
FOP	720	30	2025	216	48,166
FSP	266	40	2025	106	23,637
FUS	1,167	100	2025	1,167	260,229
FUS	1,491	100	2025	1,491	332,478
TOTALS	5,333			3,737	833,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,737	141.1344	222.99	833,314	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2861 HX Base Yr



** This building has 11 Sub-Areas

2642 RACHEAL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	833,314
TOTAL MARKET OB/XF VALUE	26,840
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,060,154
SOH/AGL Deduction	6,400
ASSESSED VALUE	1,053,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,053,754
TOTAL JUST VALUE	1,060,154
NCON VALUE	860,154
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2041			10/03/2024
20222041	NEW CONSTR	0	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1623	6/04/2021	WD	Q	V	02	189,000
GRANTOR: O'BRIEN JAMES H & SUS						
GRANTEE: ARNETT DEBORAH ANNE						
1341/1345	8/15/2005	WD	Q	V		156,000
GRANTOR: PHOENIX INVESTMENTS L						
GRANTEE: O'BRIEN JAMES H & S						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	1,404.00	SF	10.00	10.00	100	2025	2024		100	14,040	
2	0855	CONC PAVER	0	0	0	0	260.00	SF	10.00	10.00	100	2025	2024		100	2,600	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2025	2024		100	10,200	

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=-90,10] S38 E21 N4 N14 N20 W21 $
FOP=[YR=2025;ORIG=-90,10] E21 S20 E17 N30 W38 S10 $
BAS=[YR=2025;ORIG=-52,30] W17 S4 E5 S5 E5 E7 N9 $
BAS=[YR=2025;ORIG=-69,34] E5 S5 E5 S5 W10 N10 $
FOP=[YR=2025;ORIG=-69,44] S4 E10 N4 W10 $
FUS=[YR=2025;ORIG=-41,10] S38 E21 N4 E10 N5 E7 N39 W15 S10 W23 $
FUS=[YR=2025;ORIG=10,12] E38 S29 W7 S5 W13 N5 W18 N29 $
BAL=[YR=2025;ORIG=10,-2] E38 S14 W38 N14 $
FOP=[YR=2025;ORIG=-18,-4] S4 S10 W4 N14 E4 $
STR=[YR=2025;ORIG=-18,-4] S4 E15 N4 W15 $
FSP=[YR=2025;ORIG=-41,-4] S14 E19 N14 W19 $

LAND DESCRIPTION

TOTAL OB/XF 26,840

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/04/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS