E75 FT OF W150 FT OF N125 FT
OF LOT 72
IN OR 1663/1658

IRREVOCABLE LIVING TRUST FOR ELIZABETH R TRIPLETT/
95 WEST 100 SOUTH STE 210
LOGAN, UT 84321

**2025**

**00-00-31-1180-0072-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 70 |
| Exterior Wall | 06 | BD/BATTEN 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

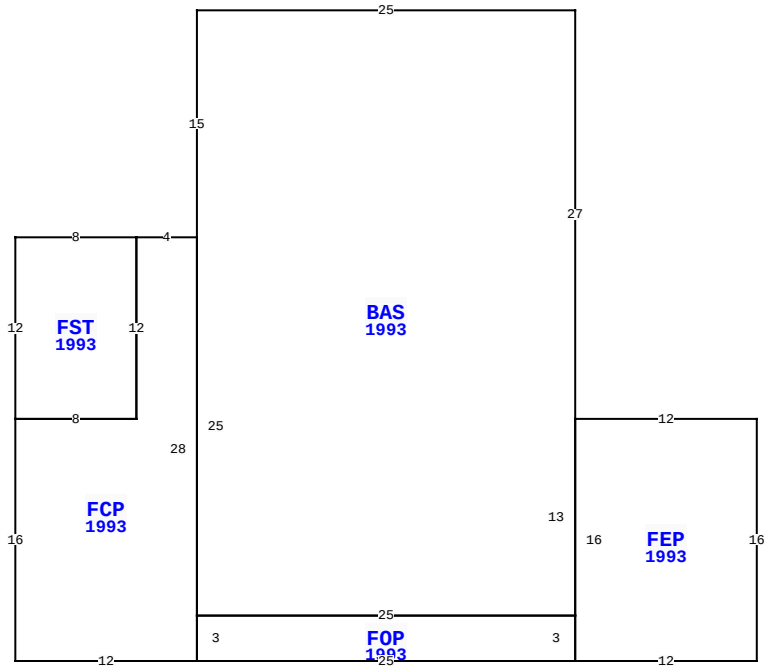
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,000 | 100 | 1993 | 1,000 | 93,438 |
| FCP | 240 | 25 | 1993 | 60 | 5,606 |
| FEP | 192 | 80 | 1993 | 154 | 14,390 |
| FOP | 75 | 30 | 1993 | 22 | 2,055 |
| FST | 96 | 55 | 1993 | 53 | 4,952 |
| TOTALS | 1,603 | | | 1,289 | 120,441 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,289 | 125.4240 | 125.42 | 161,666 | 1962 | 1990 | 0 | 0 | 0 | 25.50 | 74.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr




1908 BEECH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/25/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 120,441 |
| TOTAL MARKET OB/XF VALUE | 1,134 |
| TOTAL LAND VALUE - MARKET | 210,000 |
| TOTAL MARKET VALUE | 331,575 |
| SOH/AGL Deduction | 66,466 |
| ASSESSED VALUE | 265,109 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 265,109 |
| TOTAL JUST VALUE | 331,575 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 326,723 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20081149 | REPAIR/RRF | 2,504 | 07/11/2008 |
| 20062473 | XFOB | 2,675 | 11/06/2006 |
| 20062440 | REPAIR/RRF | 4,370 | 11/02/2006 |
| 8613 | REPAIR/RRF | 2,300 | 10/05/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1663/1658 | 2/19/2010 | WD | Q | I | 01 | 183,500 |
| GRANTOR: BLALOCK AMELIA C | | | | | | |
| GRANTEE: ROBERTS RICHARD N T | | | | | | |
| 1443/0504 | 9/08/2006 | WD | Q | I | 01 | 205,000 |
| GRANTOR: BLALOCK R NEIL | | | | | | |
| GRANTEE: BLALOCK AMELIA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=1993] W12 BAS=[YR=1993] N27 W25 S15 FCP=[YR=1993] W4 FST=[YR=1993] W8 S12 E8N12$ S12 W8 S16E12 FOP=[YR=1993] E25N3W25S3$N28$ S25E25 N13$S16 E12N16$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 53 | 10 | 530.00 | SF | 6.50 | 6.50 | 100 | 1962 | 1962 | 3 | 20 | 689 | |
| 2 | 1243 | WD DECK F | 0 | 0 | 11 | 12 | 132.00 | SF | 3.20 | 3.20 | 100 | 2006 | 2006 | 3 | 24 | 101 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 2 | 20 | 40.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 86 | 344 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,134

| 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 | 0006 | R-1 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 210,000 | | | | | | | |

REVIEW DATE 06/16/2020 BY DJA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS