LOT 3
IN OR 1728/1404
FERREIRA REPLAT OF FDNA BEACH

HARRINGTON ANN Q D REVOC TRUST/HARRINGTON ANN Q D
109 KINGFISHER CT
GOOSE CREEK, SC 29445

**2025**

**00-00-31-126B-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

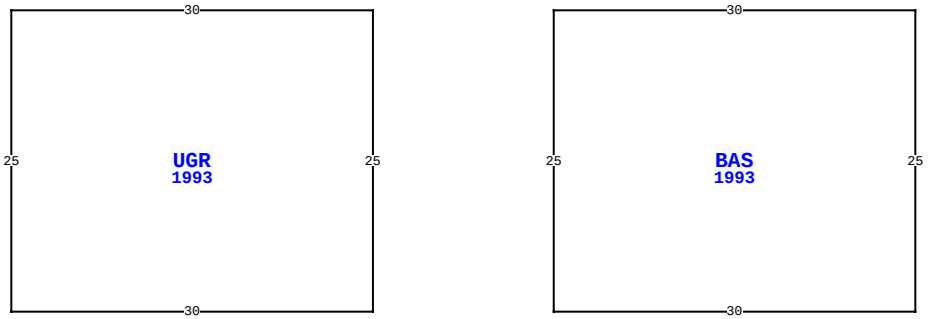
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD ON PLY 50 |
| Exterior Wall | 15 | CONC BLOCK 50 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 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 | 1041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | 1993 | 750 | 77,528 |
| UGR | 750 | 45 | 1993 | 338 | 34,939 |
| TOTALS | 1,500 | | | 1,088 | 112,467 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,088 | 105.4700 | 139.22 | 151,471 | 1949 | 1980 | 0 | 0 | 0 | 25.75 | 74.25 |

1 SNGL FAM – 0% - 0 Heated Area: 750 HX Base Yr




933 N FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/24/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 112,467 |
| TOTAL MARKET OB/XF VALUE | 938 |
| TOTAL LAND VALUE - MARKET | 265,000 |
| TOTAL MARKET VALUE | 378,405 |
| SOH/AGL Deduction | 26,024 |
| ASSESSED VALUE | 352,381 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 352,381 |
| TOTAL JUST VALUE | 378,405 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 373,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20080802 | H/AC | 3,150 | 05/12/2008 |
| 20051436 | XFOB | 3,000 | 03/21/2005 |
| 7041 | REPAIR/RRF | 460 | 05/07/1992 |
| 5116 | REPAIR/RRF | 1,575 | 11/28/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1728/1404 | 2/15/2011 | WD | U | I | 30 | 100 |
| GRANTOR: HARRINGTON ANN Q D & | | | | | | |
| GRANTEE: HARRINGTON ANN Q D | | | | | | |
| 0634/0747 | 8/26/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: QUARTERMAN JESSIE S | | | | | | |
| GRANTEE: DUNCAN ANN Q | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W30 S25 E30 N25 $ PTR= E15 BAS=[YR=1993] E30 S25 W30 N25 $ 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 | 1241 | WD DECK G | 0 | 0 | 0 | 0 | 272.00 | UT | 17.25 | 17.25 | 100 | 1995 | 1995 | 3 | 20 | 938 | |

## LAND DESCRIPTION

TOTAL OB/XF 938

| 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-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,300.00 | 5,300.00 | 265,000 | | | | | | | |

REVIEW DATE 10/01/2019 BY DJA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS