LOT 3
LIGHTHOUSE LANE SUB PB 4/45

YABS ETHAN ALLEN & KIMBERLY COLLEEN
490 TIMBERLINE DR
VINCENT, OH 45784

2025

00-00-31-1445-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

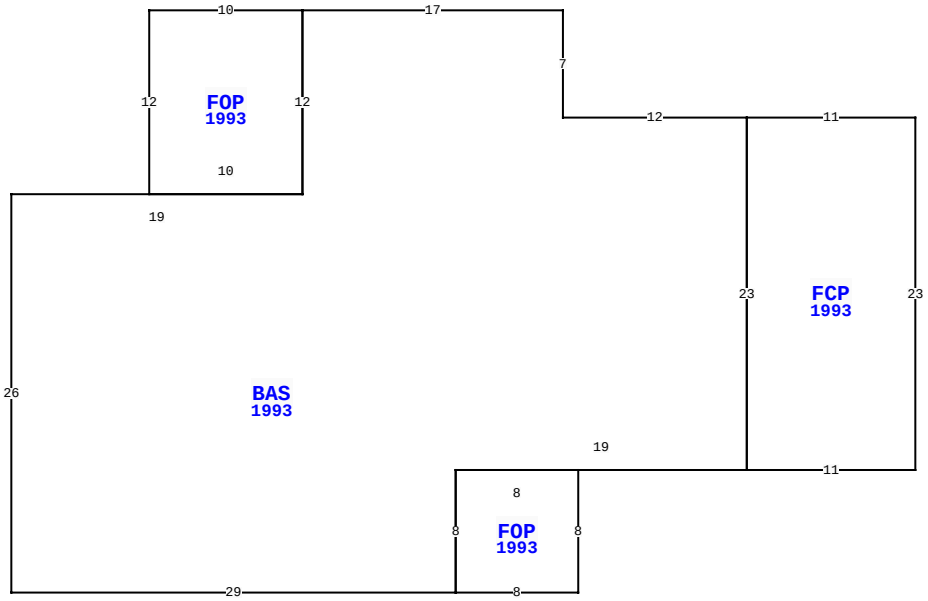
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	85,070
FCP	253	25	1993	63	3,941
FOP	64	30	1993	19	1,189
FOP	120	30	1993	36	2,252
TOTALS	1,797			1,478	92,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,478	112.2000	112.20	165,832	1976	1976	0	0	25	19.25	55.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1360 HX Base Yr



316 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	92,451
TOTAL MARKET OB/XF VALUE	3,435
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	320,886
SOH/AGL Deduction	0
ASSESSED VALUE	320,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,886
TOTAL JUST VALUE	320,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190002	DEMO DECK	0	01/18/2019
20120138	REPAIR/RRF	803	01/26/2012
20021947	REPAIR/RRF	2,000	11/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/753	6/13/2025	WD	Q	I	01	605,000
GRANTOR: MRRE INVESTMENTS LLC						
GRANTEE: YABS ETHAN ALLEN &						
2760/8	12/31/2024	QC	U	I	11	382,000
GRANTOR: MELISSA RICKS REAL ES						
GRANTEE: MRRE INVESTMENTS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N7 W17 FOP=[YR=1993] W10 S12 E10N12$ S12 W19 S26 E29 FOP=[YR=1993] E8 N8 W8S8$ N8 E19 FCP=[YR=1993] E11 N23 W11S23$ N23$.

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	0	0	600.00	SF	6.50	6.50	100	1976	1976	3	26	1,014	
2	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1976	1976	3	26	304	
3	0855	CONC PAVER	0	0	0	0	360.00	SF	7.00	7.00	100	2005	2005	3	84	2,117	

LAND DESCRIPTION

TOTAL OB/XF 3,435

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		R-1	84.00	120.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS