BLK 4 LOT 1
IN OR 2700/1103
OCEAN CITY NORTH PORTION R/P

WHITE PICKET FENCE PROPERTIES LTD
10552 TANAGERHILLS DR
CINCINNATI, OH 45249

2025

00-00-31-1520-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

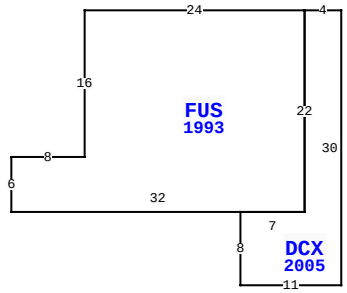
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

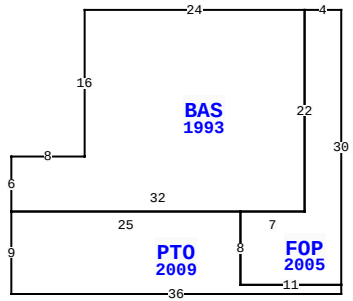
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	115,964
DCX	176	15	2005	26	5,234
FOP	176	30	2005	53	10,670
FUS	576	100	1993	576	115,964
PTO	236	5	2009	12	2,416
TOTALS	1,740			1,243	250,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,243	137.0103	216.48	269,085	1935	2009	0	0	0	7.00	93.00

1 SFR CUST – 0% - 2025 Heated Area: 1152 HX Base Yr





507 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	04/01/2019	KKX	LGL DATE	
XF DATE	04/01/2019	KKX	LAND DATE	03/10/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,249
TOTAL MARKET OB/XF VALUE	6,357
TOTAL LAND VALUE - MARKET	562,500
TOTAL MARKET VALUE	819,106
SOH/AGL Deduction	0
ASSESSED VALUE	819,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	819,106
TOTAL JUST VALUE	819,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	653,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091328	XFOB	2,600	09/28/2009
20042455	DEMOLITION	4,000	01/03/2005
20042059	REMODEL	10,000	11/03/2004
20041139	ELEC OTHER	2,000	06/22/2004
20033936	REMODEL	3,000	10/03/2003
6313	REMODEL	38,400	12/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1103	2/23/2024	QC	U	I	11	100
GRANTOR: RANOCHAK SHELLY						
GRANTEE: WHITE PICKET FENCE						
2695/655	2/17/2024	QC	U	I	11	100
GRANTOR: WHITE PICKET FENCE PR						
GRANTEE: RANOCHAK SHELLY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W4 BAS=[YR=1993] W24 S16 W8 S6 PTO=[YR=2009] S9E36N1W11N8W25$ E32 N22$S22W7S8E11 N30$ PTR= N40 DCX=[YR=2005] W4 FUS=[YR=1993] W24 S16 W8S6 E32 N22$S22 W7 S8 E11 N30$ S40$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2009	2009	3	35	1,260	
2	0810	CONCRETE A	0	0	25	16	400.00	SF	6.50	6.50	100	2005	2005	3	84	2,184	
3	0810	CONCRETE A	0	0	30	18	540.00	SF	6.50	6.50	100	2004	2004	3	83	2,913	

LAND DESCRIPTION

TOTAL OB/XF 6,357

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-3	75.00	117.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

REVIEW DATE 04/01/2019 BY KKX Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS