

BLOCK 6 LOT 4
IN OR 1740/428
OCEAN CITY N PB 2/38

MASTON PATRICK TRUSTEE
747 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	

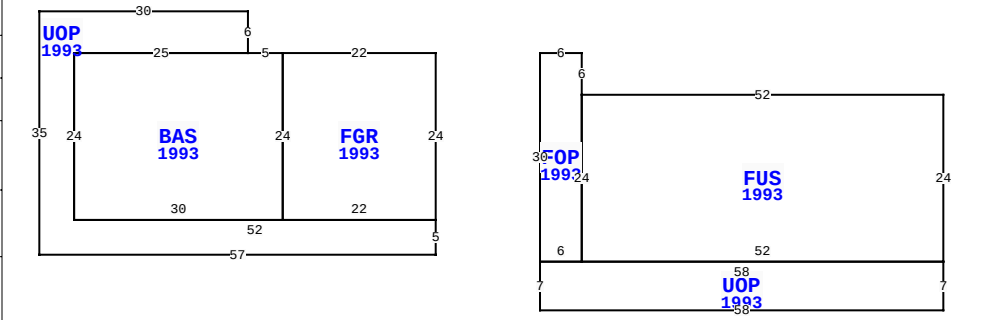
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	85,601
FGR	528	55	1993	290	34,478
FOP	180	30	1993	54	6,420
FUS	1,248	100	1993	1,248	148,375
UOP	406	20	1993	81	9,630
UOP	585	20	1993	117	13,910

TOTALS	3,667			2,510	298,415
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,399.00	SF	6.50	6.50	2,728
2	0810	CONCRETE A	0	100	0	0	969.00	SF	6.50	6.50	3,275
3	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	125
4	1243	WD DECK F	0	100	11	5	55.00	SF	8.00	8.00	88
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	910

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	75.00	95.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	111.8880	147.69	370,702	1970	1985	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 2007 Heated Area: 1968 HX Base Yr 2007											



NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		298,415	
TOTAL MARKET OB/XF VALUE		7,126	
TOTAL LAND VALUE - MARKET		478,125	
TOTAL MARKET VALUE		783,666	
SOH/AGL Deduction		482,906	
ASSESSED VALUE		300,760	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		250,038	
TOTAL JUST VALUE		783,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		699,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072031	REMODEL	200	10/30/2007
20071957	REMODEL	1,000	10/16/2007
20061318	REMODEL	1,000	06/12/2006
20061220	OTHER	800	05/31/2006
19991796	REPAIR/RRF	2,000	12/10/1999
4891	XFOB	3,000	06/14/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1740/0428	5/24/2011	QC	U	I	11	100	
GRANTOR: MASTON PATRICK A & DI							
GRANTEE: MASTON PATRICK TRUS							
1503/0946	6/05/2007	QC	Q	I	01	100	
GRANTOR: MASTON PATRICK							
GRANTEE: MASTON PATRICK TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W5 UOP=[YR=1993] N6 W30 S35 E57 N5 W52 N24 E25 \$ W25 S24 E30 N24 \$ S24 E22 N24 \$ PTR=E15 FOP=[YR=1993] E6 S6 FUS=[YR=1993] E52 S24 UOP=[YR=1993] S7 W58 N7 E58 \$ W52 N24 \$ S24 W6 N30 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-1	75.00	95.00	75.00	FF	