

LOT 32
IN OR 1965/299
OCEAN CAY PB 6/166

NIEMAN DAVID C & CATHERINE NIXON
312 IVY HILL RD
WEAVERVILLE, NC 28787

2025

00-00-31-152C-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAR NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

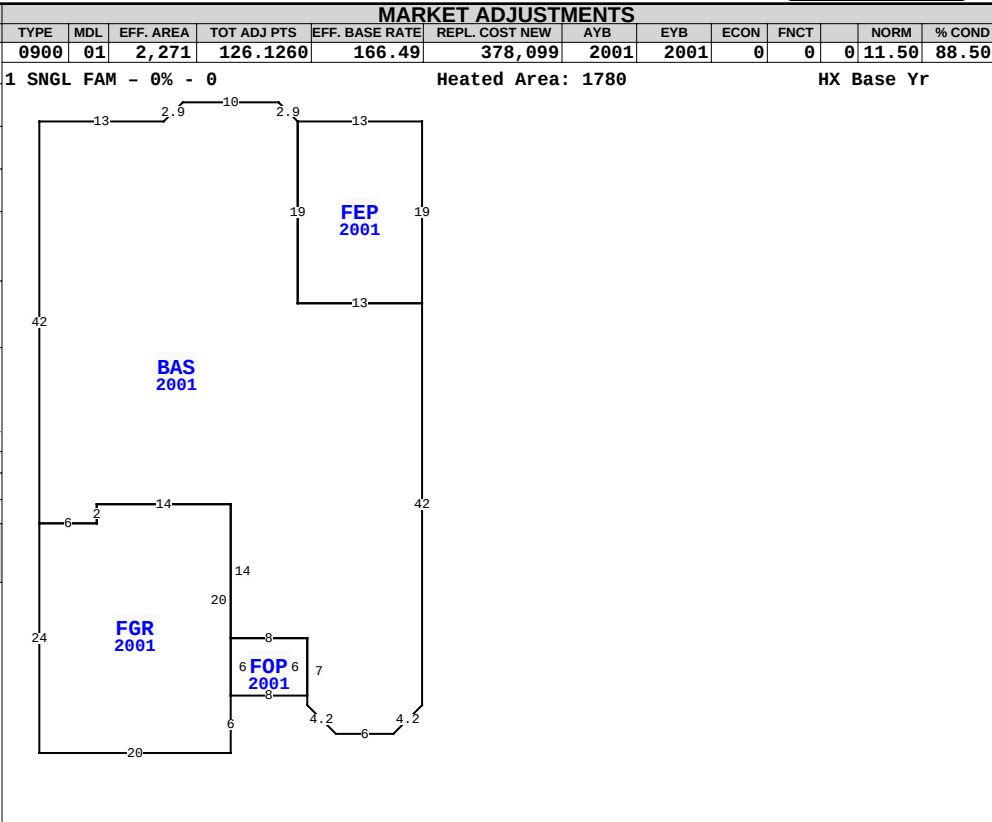
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2001	1,780	262,272
FEP	247	80	2001	198	29,174
FGR	508	55	2001	279	41,109
FOP	48	30	2001	14	2,063

TOTALS	2,583			2,271	334,618
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	1242	WD DECK A	0	0	4	4	16.00	SF	15.00
3	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50
4	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50
5	0819	CONC 12"	0	0	4	4	16.00	SF	9.50
6	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50
7	0476	VF 6 SBPL	0	0	0	0	6.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



403 GEORGIA AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2001	2001	3	84	2,940	
100	2001	2001	3	20	48	
100	2001	2001	3	79	3,697	
100	2001	2001	3	79	205	
100	2001	2001	3	79	120	
100	2001	2001	3	79	46	
100	2001	2001	3	52	100	

TOTAL OB/XF									
7,156									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500		

Total Acres: 0.00	Total Land Value: 262,500	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	334,618		
TOTAL MARKET OB/XF VALUE	7,156		
TOTAL LAND VALUE - MARKET	262,500		
TOTAL MARKET VALUE	604,274		
SOH/AGL Deduction	42,847		
ASSESSED VALUE	561,427		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	561,427		
TOTAL JUST VALUE	604,274		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	520,161		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122435	WATER HEATER INST	600	12/03/2012
20100244	H/AC	5,100	02/08/2010
20020366	XFOB	1,000	03/04/2002
2002636	NEW CONSTR	168,000	04/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1965/0299	2/27/2015	WD	Q	I	02	350,000
GRANTOR: SPROVTSOFF MICHAEL SR						
GRANTEE: NIEMAN DAVID CHRIST						
1304/0827	3/24/2005	WD	Q	I		387,000
GRANTOR: BURKE NICHOLAS						
GRANTEE: SPROVTSOFF MICHAEL						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FEP=[YR=2001] W13 BAS=[YR=2001] L2 U2 W10 D2 L2 W13 S42 FGR=[YR=2001] S24 E20 N6 FOP=[YR=2001] E8 N6 W8 S6 \$ N20 W14 S2 W6 \$ E6 N2 E14 S14 E8 S7 R3 D3 E6 U3 R3 N42 W13 N19 \$ S19 E13 N19 \$.									