

BLOCK 15 LOT 5 & PT OF LOT 6
IN OR 93/387 & IN OR 591/1090
ENCROACHMENT AGRMT OR 569/1158

MASON MARJORIE L
1418 ANTHONY BRANCH RD
ROBBINSVILLE, NC 28771

2025

00-00-31-1540-0015-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1057.00	

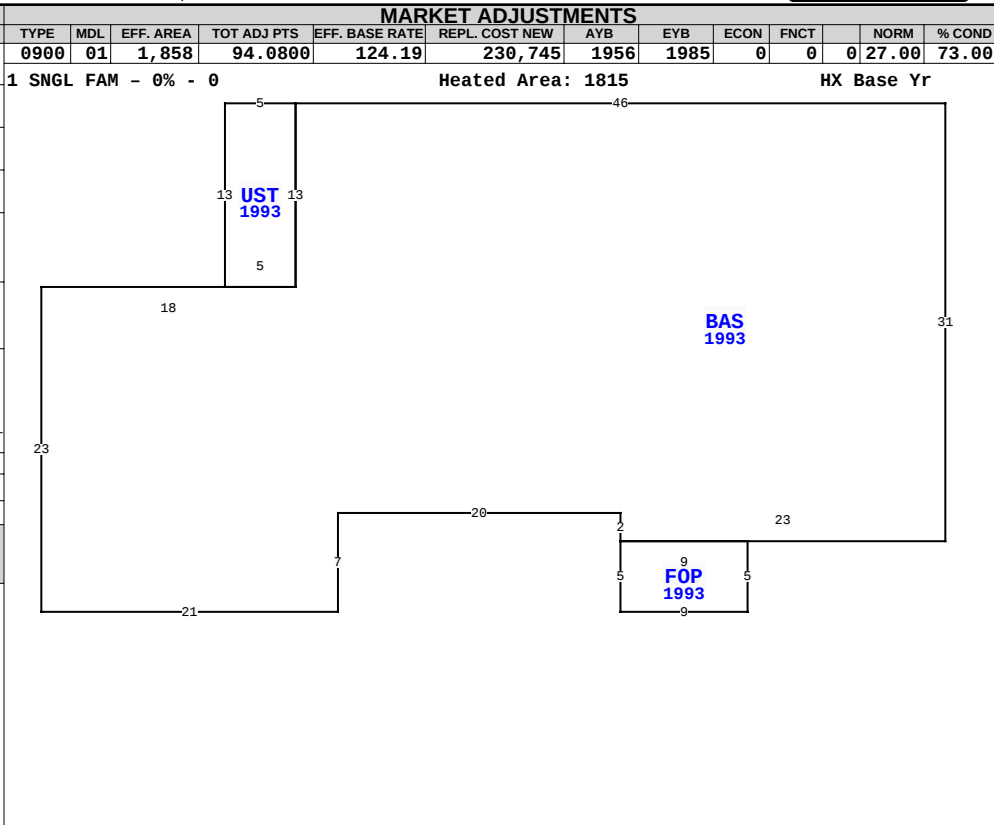
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1993	1,815	164,546
FOP	45	30	1993	14	1,269
UST	65	45	1993	29	2,629

TOTALS	1,925			1,858	168,444
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	1,450.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	0	454.00	SF	6.50	6.50
3	1242	WD DECK A	0	0	19	266.00	SF	10.00	10.00

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	0006	R-1	75.00	95.00	75.00

REVIEW DATE	05/12/2019	BY	KBA
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891 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1,450.00	SF	6.50	6.50	100	1985	1985	3	44	4,147	
2	0810	CONCRETE A	0	0	0	454.00	SF	6.50	6.50	100	1956	1956	3	20	590	
3	1242	WD DECK A	0	0	19	266.00	SF	10.00	10.00	100	1999	1999	3	20	532	

TOTAL OB/XF										5,269						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0006	R-1	75.00	95.00	75.00	FF		1.00	1.00	0.77	7,500.00	5,737.50

Total Acres: 0.00	Total Land Value: 430,312	Market: 0	Agricultural: 0	Common: 430,312
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		168,444			
TOTAL MARKET OB/XF VALUE		5,269			
TOTAL LAND VALUE - MARKET		430,312			
TOTAL MARKET VALUE		604,025			
SOH/AGL Deduction		46,872			
ASSESSED VALUE		557,153			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		557,153			
TOTAL JUST VALUE		604,025			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		533,350			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5500	ENCLS.CARPORT/RER	15,000	07/28/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0591/1090	3/02/1990	QC U	I	I	10	100
GRANTOR: JOHNSON EUGENE & TED						
GRANTEE: MASON BILL & M						
0093/0387	1/01/1969	TA U	I			17,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W46 UST=[YR=1993] W5 S13 E5 N13\$ S13 W18 S23 E21 N7 E20 S2 FOP=[YR=1993] S5 E9 N5 W9\$ E23 N31\$.									