BLOCK 24 LOT 4
OCEAN CITY SOUTH PORT PB 2/39

PASCALE SETH
1807 GOODNIGHT LN
ALLEN, TX 75002

2025

00-00-31-1540-0024-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

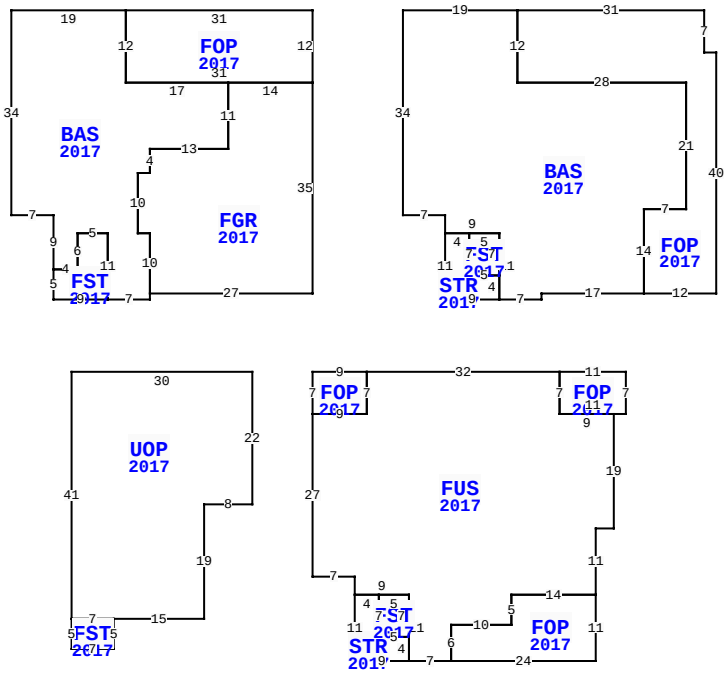
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,006	100	2017	1,006	340,534
BAS	1,601	100	2017	1,601	541,943
FGR	822	55	2017	452	153,004
FOP	63	30	2017	19	6,432
FOP	77	30	2017	23	7,786
FOP	214	30	2017	64	21,664
FOP	372	30	2017	112	37,912
FOP	655	30	2017	196	66,347
FST	35	55	2017	19	6,432
FST	35	55	2017	19	6,432
TOTALS	7,993			5,596	1,894,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,596	222.0150	350.78	1,962,965	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 0% - 0 Heated Area: 4404 HX Base Yr



** This building has 16 Sub-Areas

1208 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,894,261
TOTAL MARKET OB/XF VALUE	17,502
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	3,336,763
SOH/AGL Deduction	68,526
ASSESSED VALUE	3,268,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,268,237
TOTAL JUST VALUE	3,336,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,062,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151759	NEW CONSTR	0	07/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/0743	10/29/2021	QC	U	I	11	100
GRANTOR: PASCALE SARA						
GRANTEE: PASCALE SETH						
2225/1298	8/31/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: PASCALE SETH & SARA						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	1,621.00	SF	10.00	10.00	100	2017	2017	3	96	15,562	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

BUILDING DIMENSIONS

FOP=[YR=2017] W31 BAS=[YR=2017] W19 S34 E7 S9 FST=[YR=2017] S5 E9 N11 W5 S6 W4$ E4 N6 E5 S11 E7 N1 FGR=[YR=2017] E27 N35 W14 S11 W13 S4 W2 S10 E2 S10$ N10 W2 N10 E2 N4 E13 N11 W17 N12$ S12 E31 N12$ PTR=E15 BAS=[YR=2017] E19 FOP=[YR=2017] E31 S7 E2 S40 W12 N14 E7 N21 W28 N12$ S12 E28 S21 W7 S14 W17 S1 W7 STR=[YR=2017] W9 N11 E4 FST=[YR=2017] E5 S7 W5 N7$ S7 E5 S4$ N11 W9 N3 W7 N34$ W15$ PTR=S60 FOP=[YR=2017] E9 FUS=[YR=2017] E32 FOP=[YR=2017] E11 S7 W11 N7$ S7 E9 S19 W3 S11 FOP=[YR=2017] S11 W24 N6 E10 N5 E14$ W14 S5 W10 S6 W7 STR=[YR=2017] W9 N11 E4 FST=[YR=2017] E5 S7 W5 N7$ S7 E5 S4$ N11 W9 N3 W7 N27 E9 N7$ S7 W9 N7$ N60$ PTR=S60 W40 UOP=[YR=2017] E30 S22 W8 S19 W15 FST=[YR=2017] S5 W7 N5 E7$

LAND DESCRIPTION

TOTAL OB/XF 17,502

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	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS