N 28FT OF LOT 5
IN OR 1776/1876
OCEAN HILLS PBK 5/372

CARVER JANE H
425 BELMONT DR
MIDLOTHIAN, TX 76065

2025

00-00-31-155H-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

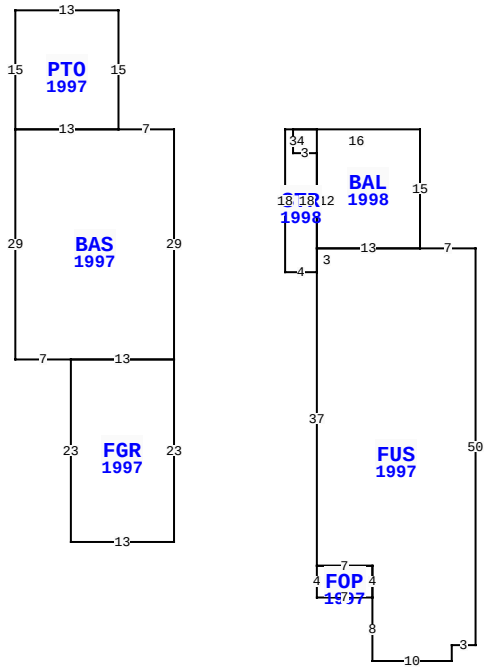
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	204	15	1998	31	3,798
BAS	580	100	1997	580	71,065
FGR	299	55	1997	164	20,094
FOP	28	30	1997	8	980
FUS	950	100	1997	950	116,399
PTO	195	5	1997	10	1,225
STR	72	10	1998	7	858
TOTALS	2,328			1,750	214,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,750	141.2400	141.24	247,170	1997	1997	0	0	0	13.25	86.75

1 TOWNHOUSE - 0% - 0 Heated Area: 1530 HX Base Yr



2192 1ST AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	214,420
TOTAL MARKET OB/XF VALUE	2,613
TOTAL LAND VALUE - MARKET	168,000
TOTAL MARKET VALUE	385,033
SOH/AGL Deduction	24,810
ASSESSED VALUE	360,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,223
TOTAL JUST VALUE	385,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710469	NEW CONSTR	72,864	05/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						
1938/0605	9/16/2014	QC	U	I	11	79,500
GRANTOR: ANDERSON JANE A						
GRANTEE: ROBAS VICTORIA B						

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	0811	CONCRETE B	0	0	0	0	583.00	SF	5.20	5.20	100	1997	1997	3	72	2,183	
2	0810	CONCRETE A	0	0	0	0	74.00	SF	6.50	6.50	100	1997	1997	3	72	346	
3	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1997	1997	3	72	84	

BUILDING DIMENSIONS

BAS=[YR=1997] W7 PTO=[YR=1997] N15 W13 S15 E13$ W13 S29 E7 FGR=[YR=1997] S23 E13 N23 W13$ E13 N29$ PTR=E15 BAL=[YR=1998] E16 S15 FUS=[YR=1997] E7 S50 W3 S2 W10 N8 FOP=[YR=1997] W7 N4 E7 S4$ N4 W7 N37 STR=[YR=1998] W4 N18 E4 S18$ N3 E13 $ W13 N12 W3 N3$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,613

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		R-2	28.00	130.00	28.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	168,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/30/2025 BY SYS