

LOT 42
IN OR 2155/1133
OCEAN RIDGE PB 5/103 & 104

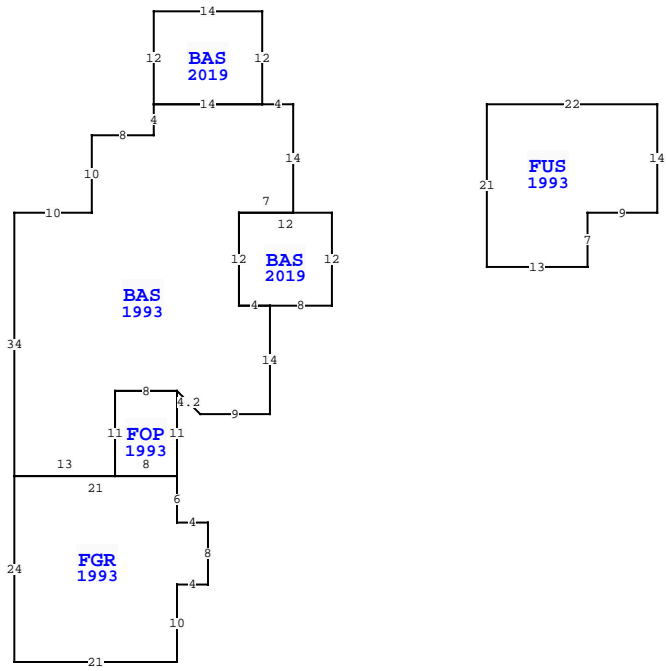
MAGYARI PETER MICHAEL
104 CORMORANT CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0042-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1075.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,218	100	1993
BAS	144	100	2019
BAS	168	100	2019
FGR	536	55	1993
FOP	88	30	1993
FUS	399	100	1993
TOTALS	2,553		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,250	107.0160	141.26	317,835	1986	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2018 Heated Area: 1929 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			272,385
TOTAL MARKET OB/XF VALUE			2,319
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			574,704
SOH/AGL Deduction			328,128
ASSESSED VALUE			246,576
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			195,854
TOTAL JUST VALUE			574,704
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190377	ENCLFSP	0	06/05/2019
B041315	REPAIR/RRF	2,000	07/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1133	10/31/2017	WD	Q	I	02	345,000
GRANTOR: WRIGHT DANELLE L & BI						
GRANTEE: MAGYARI PETER MICHA						
0841/1954	7/22/1998	QC	Q	I	06	48,000
GRANTOR: WRIGHT DANELLE L						
GRANTEE: WRIGHT DANELLE L &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	45	17		765.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	0		147.00	SF	6.50	6.50

TOTAL OB/XF											
2,319											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W4 BAS=[YR=2019] N12 W14 S12 E14 \$ W14 S4 W8											
S10 W10 S34 FGR=[YR=1993] S24 E21 N10 E4 N8 W4											
N6POP=[YR=1993] N11 W8 S11 E8\$ W21\$ E13 N11 E8 D3 R3 E9 N14											
BAS=[YR=2019] E8 N12 W12 S12E4\$ W4 N12 E7 N14\$ PTR= E25											
FUS=[YR=1993] E22 S14 W9 S7 W13 N21\$W25\$.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	300,000.00	300,000.00	300,000							