LOT 11
IN OR 1172/1656
PHOENIX WALK PB 5/55

BIRD SELDON W & SUZANNE C
9557 KASEY CT
DAPHNE, AL 36526-8721

**2025**

**00-00-31-1635-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

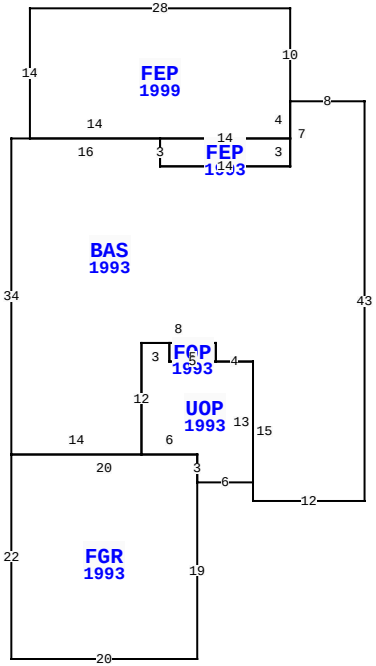
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1074.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,206 | 100 | 1993 | 1,206 | 154,542 |
| FEP | 42 | 80 | 1993 | 34 | 4,357 |
| FEP | 392 | 80 | 1999 | 314 | 40,238 |
| FGR | 440 | 55 | 1993 | 242 | 31,011 |
| FOP | 10 | 30 | 1993 | 3 | 385 |
| UOP | 144 | 20 | 1993 | 29 | 3,716 |
| TOTALS | 2,234 | | | 1,828 | 234,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,828 | 160.1760 | 160.18 | 292,809 | 1984 | 1984 | 0 | 0 | 0 | 20.00 | 80.00 |

1 TOWNHOUSE - 0% - 0 Heated Area: 1206 HX Base Yr




21 ZACHARY CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2008 DJJH | LGL DATE | |
| XF DATE | | LAND DATE | 04/30/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 234,247 |
| TOTAL MARKET OB/XF VALUE | 9,157 |
| TOTAL LAND VALUE - MARKET | 325,000 |
| TOTAL MARKET VALUE | 568,404 |
| SOH/AGL Deduction | 215,407 |
| ASSESSED VALUE | 352,997 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 352,997 |
| TOTAL JUST VALUE | 568,404 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 458,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20162828 | REMODEL | 43,000 | 10/18/2016 |
| 20061342 | REPAIR/RRF | 3,200 | 06/15/2006 |
| B990364 | ADDITION | 9,522 | 05/06/1999 |
| B983411 | REPAIR/RRF | 2,500 | 03/25/1998 |
| B969595 | REPAIR/RRF | 1,500 | 02/12/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1172/1656 | 9/18/2003 | WD | Q | I | | 195,000 |
| GRANTOR: MULLIGAN LESTER & ELL | | | | | | |
| GRANTEE: BIRD SELDON W & SUZ | | | | | | |
| 0788/0331 | 3/24/1997 | WD | Q | I | | 93,000 |
| GRANTOR: HEALY DOROTHY L | | | | | | |
| GRANTEE: MULLIGAN LESTER & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1999] N10 W28 S14 E14 FEP=[YR=1993] S3 E14 N3 W14$ E14 N4$ S7 W14 N3 W16 S34 FGR=[YR=1993] S22 E20 N19 UOP=[YR=1993] E6 N13 W4 FOP=[YR=1993] N2 W5 S2 E5$ W5 N2 W3 S12 E6 S3$ N3 W20$E14 N12 E8 S2 E4 S15 E12 N43$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 2 | 0801 | ASPHALT A | 0 | 0 | 0 | 0 | 306.00 | SF | 3.00 | 3.00 | 100 | 1984 | 1984 | 3 | 50 | 459 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 26 | 3 | 78.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 208 | |
| 4 | 0845 | KOOL DECK | 0 | 0 | 0 | 0 | 370.00 | SF | 7.25 | 7.25 | 100 | 1999 | 1999 | 3 | 75 | 2,012 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 303.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 1,556 | |
| 6 | 0825 | BRICK | 0 | 0 | 0 | 0 | 258.00 | SF | 12.50 | 12.50 | 100 | 2001 | 2001 | 3 | 94 | 3,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,157

| 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 | 000310 | C | TOWNHOUSE | 0 | | R-1 | 39.00 | 104.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 325,000.00 | 325,000.00 | 325,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS