LOT 6
SURF UNIT TWO-REPLAT PBK 8/269

ORTIZ DANIEL A
992 DON MANUEL STREET
SANTA FE, NM 87505

2025

00-00-31-1742-0006-0000

BUILDING CHARACTERISTICS

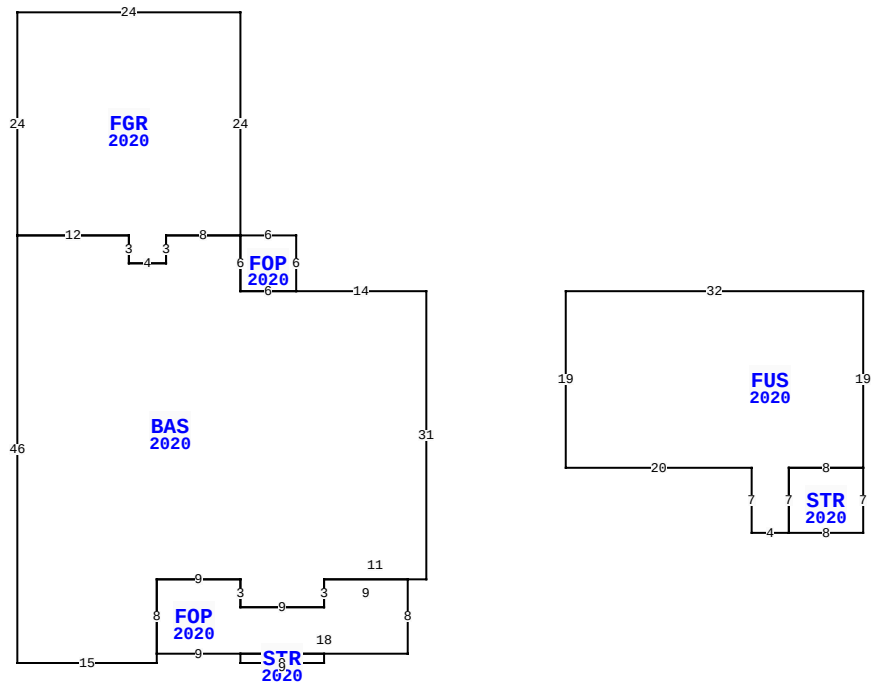
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1044.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2020	1,658	286,860
FGR	588	55	2020	323	55,884
FOP	36	30	2020	11	1,903
FOP	189	30	2020	57	9,862
FUS	636	100	2020	636	110,037
STR	9	10	2020	1	173
STR	56	10	2020	6	1,038
TOTALS	3,172			2,692	465,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,692	111.1680	175.65	472,850	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2024 Heated Area: 2294 HX Base Yr



3266 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	465,757
TOTAL MARKET OB/XF VALUE	6,134
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	821,891
SOH/AGL Deduction	0
ASSESSED VALUE	821,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	821,891
TOTAL JUST VALUE	821,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190392	NEW CONSTR	0	07/09/2019
20182583	NEW CONSTR	346,792	07/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0227	3/27/2023	WD	Q	I	01	920,000
GRANTOR: SLAPPEY STUART N						
GRANTEE: ORTIZ DANIEL A						
2372/1850	6/29/2020	WD	Q	I	01	605,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SLAPPEY STUART N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] N6 W6 FGR=[YR=2020] N24 W24 S24 E12 S3 E4 N3 E8$ S6 E6$ W6 N6 W8 S3 W4 N3 W12 S46 E15 N1 FOP=[YR=2020] E9 STR=[YR=2020] S1 E9 N1 W9$ E18 N8 W9 S3 W9 N3 W9 S8$ N8 E9 S3 E9 N3 E11 N31$ PTR=E15 FUS=[YR=2020] E32 S19 STR=[YR=2020] S7 W8 N7 E8$ W8 S7 W4 N7 W20 N19 $ W15$.

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	518.00	SF	10.00	10.00	100	2020	2020	3	98	5,076	
2	0855	CONC PAVER	0	0	0	0	108.00	SF	10.00	10.00	100	2020	2020	3	98	1,058	

LAND DESCRIPTION

TOTAL OB/XF 6,134

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 02/26/2020 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS