BLOCK 8 ALL OF LOT 22 &
S15 FT OF LOT 21
IN OR 1451/1145

RABON JAMES R & MARGIE
223 EAST CHURCH ST
WHITEVILLE, NC 28472

2025

00-00-31-1800-0008-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

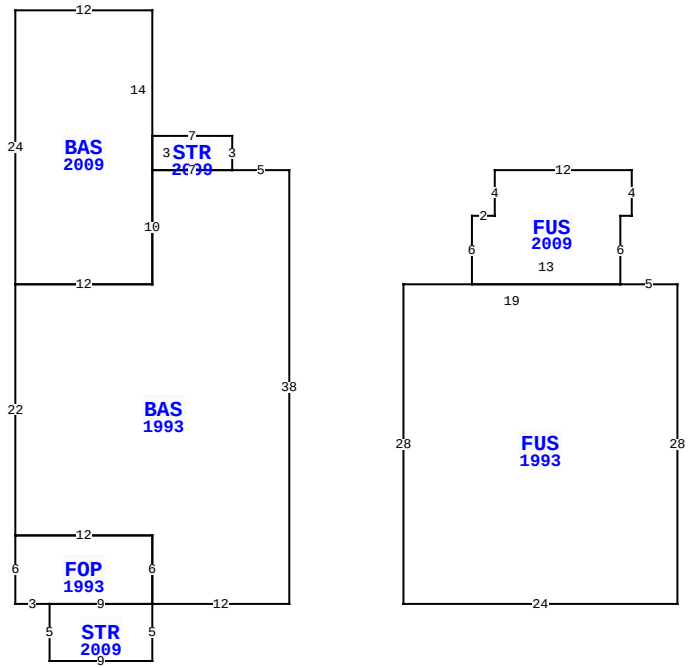
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	160,209
BAS	288	100	2009	288	64,083
FOP	72	30	1993	22	4,896
FUS	672	100	1993	672	149,528
FUS	126	100	2009	126	28,036
STR	21	10	2009	2	445
STR	45	10	2009	4	890
TOTALS	1,944			1,834	408,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,834	150.6220	237.98	436,455	1909	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 0 Heated Area: 1806 HX Base Yr



217 N 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	408,085
TOTAL MARKET OB/XF VALUE	19,378
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	617,463
SOH/AGL Deduction	189,492
ASSESSED VALUE	427,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,971
TOTAL JUST VALUE	617,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090614	WOOD FENCE	5,000	05/19/2009
20090446	GAS	300	04/14/2009
20090364	GAS	700	03/19/2009
20081650	REROOF W/30YR SHN	2,374	11/04/2008
20081639	ELEC OTHER	1,500	10/30/2008
20081626	H/AC	3,000	10/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1145	10/11/2006	WD	Q	I		312,000
GRANTOR: DEGRUELLE ALBERT PAUL						
GRANTEE: RABON JAMES R & MAR						
1224/1632	4/22/2004	WD	Q	I		202,500
GRANTOR: MANCARI CARLA						
GRANTEE: DEGRUELLE ALBERT P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 STR=[YR=2009] N3W7S3E7$W7 BAS=[YR=2009] N14W12S24E12N10$ S10 W12 S22 FOP=[YR=1993] S6 E3 STR=[YR=2009] S5E9N5W9$E9 N6W12$ E12 S6 E12 N38$ PTR=E10S10 FUS=[YR=1993] S28E24 N28W5 FUS=[YR=2009] N6E1N4W12S4W2S6 E13$W19$N10 W10$.

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	0510	GARAGE WD-	0	0	20	11	220.00	SF	35.00	35.00	100	2007	2007	3	44	3,388	
2	0855	CONC PAVER	0	0	0	0	1,430.00	SF	10.00	10.00	100	2009	2009	3	89	12,727	
3	0855	CONC PAVER	0	0	0	0	315.00	SF	10.00	10.00	100	2009	2009	3	89	2,804	
4	1125	CB/STC 6"	0	0	21	2	42.00	SF	7.35	7.35	100	2005	2005	3	84	259	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 19,378

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	0003	R-2	40.00	100.00	40.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	190,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS